Declaration") a
DEBTORS OPPO

A. Background

On October 19, 1979, a 3-page instrument entitled <u>COVENANT RUNNING WTH THE</u> <u>LAND</u> was made by Houser Bros. Co., a California limited partnership ("Houser") whose sole general partners Clifford C. Houser and Vernon F. Houser recorded November 6, 1979, in book 13383, page 1868-1870 in the Official Records, Clerk Recorder County of Orange.

<u>Paragraph D</u>. It is the intention of Houser and Warmington that Houser's obligations under the Ground Lease also run with and bind a portion of Parcel 2 and the successive owners thereof as described in this instrument.

Page 2, beginning at Line 4 of the instrument ....."hereby incorporated herein by reference, are also covenants running with the portion of Parcel 2 described by <u>extending the southernly</u> <u>boundary of Parcel 1 parallel to Edinger Avenue to the westerly boundary of Parcel 2, and every portion of the area so described (the "Covenant Area"), and shall bind the Covenant Area, Houser's heirs, assigns, representatives and successors in interest for the benefit of the Ground Lease and any portions into which in may be divided, otherwise."</u>

The instrument clearly establishes that Unit 4, on Parcel 2, where the Space 376 with a Single Family Dwelling is located is included in the Condominium Project known as The Gables located on Parcel 1 where debtor holds a Ground Lease referenced in her Preliminary Title Report dated October 18, 2018. A true and correct copy is attached to the Declaration of Jamie Lynn Gallian. **Exhibit 1** 

On July 9, 2021 ("Petition Date"), Jamie Lynn Gallian ("Debtor") filed a voluntary petition under Chapter 7 of Title 11 of the United States Code. On the same date, Ms. Gallian filed her initial Schedules and Statements ("Original Schedules"). A true and correct copy of the Original Schedules and Jamie Lynn Gallian's First Amendment Schedule C, as well as further [All] Amended Petitions and Schedules is attached to the Declaration of Jamie Lynn Gallian ("Gallian Declaration") as **Exhibits 2-12**.

On or about November 1, 2018, Debtor purchased the Property 16222 Monterey Lane Space 376 Huntington Beach, CA 92649, from Registered Owner Lisa Ryan with proceeds Debtor received from the sale of her previous home. RJN *docket 157*.

# B. <u>California's automatic homestead exemption illustrate the interests to be covered</u> thereunder.

California has opted out of federal exemptions, electing to utilize exemptions enacted under state law. 11 U.S.C. § 522(b); Cal. Civ. Proc. Code § 703.130. Therefore, exemption questions in California bankruptcies require the application of California law. In re Tallerico, 532 B.R. 774, 780 (Bankr. E.D. Cal. 2015). The California legislature enacted homestead exemption laws "to protect the sanctity of the family home against a loss caused by a forced sale by creditors...[and] ensure that insolvent debtors and their families are not rendered homeless by virtue of an involuntary sale of the residential property they occupy...." Amin v. Khazindar, 112 Cal. App.4th 582, 588 (Cal. Ct. App. 2003).

As such, there is a strong public policy toward adopting "a liberal construction of the law and facts to promote the beneficial purposes of the homestead legislation to benefit the debtor." Id.

In California, a debtor may obtain the benefits of a homestead exemption either by recording a declaration of homestead (Cal. Civ. Proc. Code § 704.910 - § 704.995), A true and correct copy is attached to the declaration of Jamie Lynn Gallian or through an automatic homestead exemption (Cal. Civ. Proc. Code § 704.710 - §704.850).

The *automatic homestead* exemption protects a debtor from forced judicial sales of a debtor's dwelling. In re Diaz, 547 B.R. 329, 334 (B.A.P. 9th Cir. 2016). "The filing of a bankruptcy petition constitutes a forced sale for purposes of the automatic homestead exemption." Id.

The *declared homestead* exemption statutes were created first. However, "the Legislature was quite obviously concerned with the large number of homeowners who were not receiving the benefits of the homestead because of their ignorance of the law or

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their failure to satisfy the technical requirements for declaring a homestead." In re Gilman, 608 B.R. 714, 722 (Bankr. C.D. Cal. 2019) (citing San Diego White Truck Co. v. Swift, 96 Cal. App. 3d 88, 92 (Cal. Ct. App. 1979)). To solve this problem, the legislature created the automatic homestead exemption. Id. California homestead statutes must be liberally construed. Cal. Civ. Proc. Code § 704.710 et seq. Liberal construction of California's homestead statutes serves to effectuate the statutory goal of helping to prevent Californians from losing their homes through hyper-technical interpretation. Cal. Civ. Proc. Code § 704.710 et seq.

Additionally, the California legislature sought to broaden the interests protected by the automatic homestead exemption as compared to the interests covered by its predecessor, the declared homestead. An examination of the differences between the two statutory exemptions further illustrates this intent. The declared homestead is expressly limited to an "interest in real property (whether present or future, vested or contingent, legal or equitable) that is a 'dwelling' as defined in Section 704.710, but does not include a leasehold estate with an unexpired term of less than two years or the interest of the beneficiary of a trust." Cal. Civ. Proc. Code §704.910(c) (West) (emphasis added). Did Houser unlawfully withhold granting Ms. Gallian the continuation of her Ground Lease that she paid for without missing a payment for Unit 53, for a ground lease recorded on A.P.N. 178-011-01 referenced in her preliminary title report, dated October 18, 2018, two weeks before she purchased her new "dwelling" "in place" over 6-1/2 years on November 1, 2018, The clear answer if YES. Is Houser Bros Co. instead of mitigating their damages over the past 6-1/2 years with the money received for Ground Lease for the real property Ubit 376, the same real property Ms. Gallian paid monies for since 2009 relative to Unit 53. Is Houser Bros next not going to try to reach Ms. Gallian's "dwelling" homestead with a WRIT OF POSSESSION for Space 376, the same attempt they did with the previous homeowner, Ms. Lisa Rya; and Ms. Gallian intervened. The State Court Judge Carmen Luege reversed the execution of th WRIT OF POSSESSION Unlike the former provisions, Section 704.720 does not specify the interest that is protected and does not limit the homestead in a leasehold to a long-term lease; [any interest] sought to be reached by the judgment creditor in the homestead is subject to the exemption. Legislative Committee Comment to Amended Cal. Civ. Proc. Code § 704.720 (West) (emphasis added).

While the California legislature expanded the scope of interests covered under the protection of the automatic homestead exemption, the foregoing also demonstrates that any additional interest to be included within the expanded scope, and therefore the type of interest upon which a homestead exemption can be asserted, must be an "interest sought tooloootate reached by the judgment creditor in the homestead." Id. By doing so, the legislature maintained

Entered 01/27/25 10:52:41 Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Main Document Page 5 of 648 While the California legislature expanded the scope of interests covered under the protection of the automatic homestead exemption, the foregoing also demonstrates that any additional interest to be included within the expanded scope, and therefore the type of interest upon which a 1 homestead exemption can be asserted, must be an "interest sought to be reached by the judgment 2 creditor in the homestead." Id. By doing so, the legislature maintained the inherent requirement 3 that a homesteader may exempt only an interest to which a judgment creditor could attach an 4 enforcement lien under California state law. 5 California law defines a "homestead" as: the principal dwelling (1) in which the judgment debtor or the judgment debtor's spouse resided on the date the judgment creditor's lien attached 6 to the dwelling, and (2) in which the judgment debtor or the judgment debtor's spouse resided 7 continuously thereafter until the date of the court determination that the dwelling is a homestead. 8 Cal. Code Civ. P. § 704.710(c). A "manufactured home together with the outbuildings [and land] upon which they are situated" is eligible for a homestead exemption. Cal. Code Civ. Proc. § 704.710(a)(2) 10 (defining "dwelling"). 11 Pertinent to Debtor's opposition to Houser Bros. homestead objection and the 12 joinders, whether JAMIE LYNN GALLIAN is properly permitted to claim the homestead 13 exemption on the Huntington Beach Property, a question of law, whereas whether she 14 resided and continuously resides at the Huntington Beach Property and her intended use 15 as her permanent dwelling on the petition date is a question of fact. See Tan Lao, WL 16 8186670, at \*3 (holding that this standard applies for these particular issues); see also In 17 re Kelley, 300 B.R. 11, 16 (9th Cir. B.A.P. 2003) 18 "Substantive issues regarding the allowance or disallowance of the claimed 19 exemption at issue are governed by California Law." *Id.* (citing *In re Diener*, 483 B.R. 196, 20 203 (9th Cir. B.A.P. 2012)). Furthermore, "[u]nder the California Code of Civil Procedure, 21 a debtor in bankruptcy's interest in her dwelling may not be sold to enforce a money 22 judgment." *Id.* (citing Cal. Civ. Proc. Code §§ 704.720, 704.740(a)). 23 B. Focus on use. 24 The automatic homestead exemption is rooted in the statutory definitions of "homestead" 25 and "dwelling." The statute defines a homestead as "the principal dwelling (1) in which the 26 27 DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE

LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM:

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judgment debtor ... resided on the date the judgment creditor's lien attached to the dwelling, and (2) in which the judgment debtor ... resided continuously thereafter until the date of the court determination that the dwelling is a homestead." CCP § 704.710(c).

In turn, a "dwelling" for purposes of the homestead exemption is defined to mean "a place where a person resides and may include but is not limited to ... [a] house together with the outbuildings and the land upon which they are situated." CCP § 704.710(a)(1) (emphasis added). Based on the statutory definition of dwelling, California has not strictly limited the homestead exemption to the dwelling house in which the family resides but also has included "the usual and customary appurtenances, including outbuildings of every kind necessary or convenient for family use and lands used for the purposes thereof." <u>Gregg v. Bostwick</u>, 33 Cal.App 220, 227(1867) (emphasis added).

In <u>Gregg</u>, the debtors claimed a homestead exemption by declaration in a block of real property comprised of four lots. <u>Id. at 221</u>. They resided on one of these lots. The other lots included six other dwelling houses and other buildings used for various purposes. The buildings

were occupied by tenants and separated from the debtors' residence by fences. *Id.* at 222. Construing the contours of the property subject to California's homestead exemption, the California Supreme Court explained that "the only tests are use and value. The former is both abstract and statutory – the latter statutory only." *Gregg*, 33 Cal. at 228. As to the critical importance of a debtor's use in determining the homestead, the *Gregg* court further explained:

Whatever is used--being either necessary or convenient--as a place of residence for the family as contradistinguished from a place of business, constitutes the homestead, subject

to the statutory limit as to value. If, however, it is also used as a place of business by the family, DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 6

which frequently happens, it may not therefore cease to be a homestead, if it would be necessary or convenient for family **use** independent of the business.

Gregg, 33 Cal. at 228 (emphasis added). In <u>Bond v. CIT Group/Sales Financing</u>, <u>Inc. (In re Bond)</u>, 2006 WL 6810941, at \*5 (9th Cir. BAP Apr. 26, 2006), recognized that <u>Gregg</u> is still good law and observed that "there is no formula for determining the propriety of the use of surrounding property claimed, but it cannot be protected by the homestead if is it neither necessary nor convenient for the enjoyment of the home."

#### **Bankruptcy Filing and Claimed Homestead Exemption**

"When a debtor files a bankruptcy petition, all of her assets become property of the estate and may be used to pay creditors, subject to the debtor's ability to reclaim specified property as exempt." *In re Elliot*, 523 B.R. 188, 192 (9th Cir. B.A.P. 2014) (citing *Schwab v. Reilly*, 560 U.S. 770, 774 (2010)). "Under the 'snapshot' rule, bankruptcy exemptions are fixed at the time of the bankruptcy petition." *In re Jacobson*, 676 F.3d 1193, 1199 (9th Cir. 2012). The "exemptions must be determined in accordance with" 11 U.S.C. 522(b)(3)(A). *Id.* "Section 522(b) permits a debtor to exempt either the property set forth in section 522(d) or, alternatively, any property that is exempt under state law 'that is applicable on the date of the filing of the petition.' "*In re Diener*, 483 B.R. at 203 (quoting 11 U.S.C. § 522 (e)(3)(A–B)).

"California has elected to 'opt out' of the federal exemption scheme, so California residents filing for bankruptcy are limited to the exemptions afforded under state law." *Id.*"Therefore, substantive issues regarding the allowance or disallowance of the claimed DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 7

exemption at issue are governed by California law." Id.

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In California, there are two types of homesteads: <u>declared and automatic</u>. *Amin v. Khazindar*, 112 Cal.App.4th 582, 588 (2003).

The debtor recorded a prepetition declared homestead, which may be recorded, A true and correct copy is attached to the Decl. of Gallian "protects the property from execution by certain creditors to the extent of the amount of the homestead." *Id.* (citing Code Civ. Proc. § 704.920). "Because many California debtors used to fail to record these exemptions, the legislature in 1974 enacted laws creating an automatic homestead exemption. *Id.* (citing Code. Civ. Proc. § 704.720). "The automatic homestead exemption is available when a party has continuously resided in a dwelling from the time that a creditors' lien attaches until a court's determination in the forced sale process that the exemption does not apply." *Amin*, 112 Cal.App. 4th, at 588 (quoting *In re Mulch*, 182 B.R. 569, 572 (Bankr.N.D.Cal.1995); *Webb v. Trippet* 235 Cal.App.3d 647, 651 (1991)).

#### 1. Burden of Proof: FRBP 4003 And CCP § 703.130, § 703.580(b)

entitlement to the automatic homestead exemption under California law.

Generally, "the exemption claimant has the burden of proof." Cal. Civ. Proc. Code § 703.580(b). "A more nuanced burden governs homestead exemptions." Tallerico, 532 B.R. at 780. Pursuant to Cal. Civ. Proc. Code § 704.780(a), the burden to show a debtor's entitlement to a homestead exemption rests with the debtor, **unless a declared homestead has been recorded.** Cal. Civ. Proc. Code § 704.780(a).

In the instant case, Debtor recorded a prepetition declaration of homestead, with the Orange County Recorder. Docket 74. Therefore, Houser Bros has the burden of proving debtor's

Under the Federal Rules of Bankruptcy Procedure ("Fed. Rules Bankr. Debtors opposition to houser bros co and joinders objection to debtors homestead exemption memorandum of points & authorities; declaration of Jamie Lynn Gallian in Support Thereof.date: february 4, 2025time: 11:00a.m.ctrm: 5clocation: 411 W. Fourth Street, Santa ana, ca 92701 - 8

Proc.") "the objecting party has the burden of proving that the exemptions are not properly claimed." Fed. Rules Bankr. Proc. Rule 4003(c). The bankruptcy code authorizes a debtor to exempt certain assets. 11 U.S.C. § 522(b). "A claimed exemption is 'presumptively valid.' "In re Green, 2017 WL 957151, at \*7 (9th Cir. B.A.P. March 10, 2017) (quoting Carter v Anderson (In re Carter), 182 F.3d 1027, 1029 n.3 (9th Cir. 1999)).

However, "where the state law exemption statute specifically allocates the burden of proof to the debtor, Rule 4003(c) does not change that allocation." *Childs v. Gladstone*, WL 4849170, at \*4 (S.D. Cal. October 1, 2019) (quoting *Diaz v. Kosmala (In re Diaz)*, 547 B.R. 329, 337 (B.A.P. 9th Cir. 2016) (distinguishing the presumption outlined in *Carter* from the Supreme Court's opinion in *Raleigh v. Illinois Dep't of Revenue*, which was decided a year after *Carter*). In *Childs*, the court cited the *Diaz* court's comments on *Raleigh*, stating that 'bankruptcy does not alter the burden imposed by the substantive law.' "*Childs*, WL 4849170, at \*4 (quoting *Diaz*, 547 B.R. at 337 (citing *Raleigh v. Illinois Dep't of Revenue*, 530 U.S. 15, 20–21 (2000))).

Accordingly, Debtor holds the burden of establishing the right to the exemption and, once alleged, Houser Bros has the burden of rebutting that claim. These two exemptions are distinct protections. *Id*.

Under California law, a homestead exemption may be asserted two ways: first, a declaration of homestead may be recorded which protects the property from execution by certain creditors to the extent of the amount of the homestead exemption, and second, because many California debtors failed to file homestead exemptions, the legislature enacted legislation which created an "automatic" homestead exemption which need not be memorialized in a recorded DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 9

As previously stated, an automatic homestead exemption may be claimed in "the principal dwelling (1) in which the judgment debtor or the judgment debtor's spouse resided on the date the judgment creditor's lien attached to the dwelling, and (2) in which the judgment debtor or the judgment debtor's spouse resided continuously thereafter until the date of the court determination that the dwelling is a homestead." Cal. Code Civ. Proc. § 704.710(c). The word "dwelling" as used in the statute "means a place where a person resides..." Cal. Code Civ. Proc. § 704.710(a) (emphasis added). There is no question that Debtor resides in the Property. Thus, having satisfied the requirement of residency, Debtor must establish that her interests in the Property are of the kind contemplated by the automatic homestead statutes.

An exemption may be claimed "from property of the estate...." 11 U.S.C. § 522(b)(1). Property of the estate includes "all legal or equitable interests of the debtor in property as of the commencement of the case." 11 U.S.C. § 541(a)(1). Courts must look to state law to determine "the nature and extent of a debtor's interest in property." Abele v. Modern Fin. Plans Servs., Inc., (In re Cohen), 300 F.3d 1097, 1104 (9th Cir. 2002). Debtor asserts that on the Petition Date, Debtor had full vested legal Certificate of Title by Housing and Community Development, Official Records (HCD) perfected on 02/25/2021. equitable interest in the Property equitable interest and that even if those interests were insufficient, her residency in the Property at all relevant times entitled her to claim an automatic homestead exemption.

The legislature intended to expand the scope of interests which could be homesteaded when creating the automatic homestead. The caveat, unlike the exclusion regarding leasehold interests and beneficial trust interests included in the declared homestead statute, was that the interest be subject to an enforcement lien.

A judgment lien attaches to a judgment debtor's interest in real estate, (The "Pad") not to bare legal title. In re Weilert, 2016 WL 3771905, at \*3 (B.A.P. 9th Cir. 2016) (citing Davis v. Perry, 120 Cal. App. 670, 676 (1932) ("The law is well settled that the lien of a judgment does

not attach to a naked title but only to the judgment debtor's interest in the real estate; and if she has no interest, though possessing the naked title, then no lien attaches")).

## **Statutory Definition of "Dwelling'**

Based on the statutory definition of "dwelling," California [has not] strictly limited its automatic homestead exemption to the dwelling house in which the family resides, but also has included the usual and customary appurtenances, including outbuildings of every kind necessary or convenient for family use [and lands] used for the purposes thereof. Cal. Civ. Proc. Code §§ 704.710(a)(1), 704.710 et seq.

California's statutory definition of a "dwelling," for purposes of its automatic homestead exemption, sets forth a non-exhaustive laundry list of other types of property the term "dwelling" may include, in addition to the dwelling house in which the family resides. <u>Cal. Civ. Proc. Code</u> §§ 704.710(a), 704.710 et seq. Under California law, the extent of a debtor's automatic homestead exemption ultimately hinges on how debtor used the property. <u>Cal. Civ. Proc. Code</u> § 704.710 et seq.

With respect to interests in mixed-use or excess property, California's automatic homestead exemption should afford the same amount of protection as its declared homestead exemption which debtor Jamie Gallian filed pre-petition. Cal. Civ. Proc. Code §§ 704.710 et seq., 704.920.

In determining the amount of property protected by California's automatic homestead exemption, courts are bound by the caselaw construing the declared homestead exemption. <u>Cal.</u> <u>Civ. Proc. Code §§ 704.710 et seq.</u>, <u>704.920</u>.

A Chapter 13 debtor, in who owned a single parcel of real property on which were located the house in which she resided and a duplex that she rented to two tenants, could not claim the DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 11

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entire lot as exempt under California's automatic homestead exemption but, instead, [her exemption was limited to the house [and land] that she used as her residence, even though the structures had a single assessor's parcel number and a mortgage encumbered the entire property; objecting creditor did not concede that lot or multiple dwellings thereon constituted an indivisible unit, it was undisputed that debtor had always used duplex, which was distinct and separate from her residence, and separated by a fence, exclusively as a rental, and never claimed any intent to reside in it herself, house and duplex had separate addresses, driveways, entrances, parking, utilities, landscaping, and mailboxes, and debtor's dwelling was not required by statute to include all outbuildings situated on the same land. Cal. Civ. Proc. Code §§ 704.710(a)(1), 704.710 et seq.

California has opted out of the slate of federal exemptions set forth in the Bankruptcy Code. See § 522(b); CCP § 703.130. Thus, Ms. Gallian's right to claim an exemption is governed by California law. McKee v. Anderson (In re McKee), 90 F.4th 1244, 1247 (9th Cir. 2024); In re Elliott, 523 B.R. at 192. Ms. Gallian claims California's automatic homestead exemption as set forth in <u>CCP § 704.710, et seq</u>. The automatic homestead exemption is one of two partially overlapping homestead exemptions available under California law. Amin v. Khazindar, 112 Cal. App. 4th 582, 588 & n.2, 5 Cal.Rptr.3d 224 (2003); Harry D. Miller and Marvin B. Starr, 12 Cal. Real Est. § 43:1 (4th ed. 2023). At the time Ms. Gallian filed her bankruptcy, the maximum statutory homestead exemption available, as adjusted for inflation was \$600,000. <u>CCP § 704.730(a)(1)</u>, <u>(b)</u>.

In evaluating the extent of California's automatic homestead exemption applicable to multiple structures, regardless of whether those structures are situated on one or more lots, courts engage in a fact-intensive investigation focusing on how the debtor actually has used the structures DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES: DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 12

[and the land] on which they are situated. Cal. Civ. Proc. Code §§ 704.710(a)(1), 704.710 et seq.

Under California law, while the homestead definition may include the land on which the dwelling-house stands and also such other land as may be necessary to its convenient use and occupation, it does not, when fairly construed with a view to the objects of the homestead law, include such other land as has resting thereon, as a part thereof, a building or buildings devoted to other purposes than those of a family home. <u>Cal. Civ. Proc. Code §§ 704.710(a)(1)</u>, <u>704.710 et seq.</u>

California's Subdivision Map Act, a statutory scheme regulating subdivision approvals and land use planning by local governments, is designed to promote orderly community developments and involves an application process that culminates in public hearings to determine whether a subdivision map will be approved. <u>Cal. Gov't Code § 66410 et seq.</u>

California courts uniformly focus on the debtor's use of property to determine whether it is a single "dwelling" for purposes of the automatic homestead exemption. <u>Cal. Civ. Proc. Code §§ 704.710(a)</u>, <u>704.710 et seq.</u>

Principal attribute of a California automatic homestead exemption is the preservation for the judgment debtor of a specific amount of value in the real property's equity, if any, up to the statutory ceiling. <u>Cal. Civ. Proc. Code § 704.710 et seq.</u>

#### B. Courts Focus on use.

The automatic homestead exemption is rooted in the statutory definitions of "homestead" and "dwelling." The statute defines a homestead as "the principal dwelling (1) in which the judgment debtor ... resided on the date the judgment creditor's lien attached to the dwelling, and (2) in which the judgment debtor ... resided continuously thereafter until the date of the court determination that the dwelling is a homestead." CCP § 704.710(c).

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In turn, a "dwelling" for purposes of the homestead exemption is defined to mean "a place where a person resides and **may** include but is not limited to ... [a] house together with the outbuildings [and the land] upon which they are situated." CCP § 704.710(a)(1) (emphasis added). Based on the statutory definition of dwelling, California has not strictly limited the homestead \*642 exemption to the dwelling house in which the family resides but also has included "the usual and customary appurtenances, including outbuildings of every kind necessary or convenient for family use and lands used for the purposes thereof." Gregg v. Bostwick, 33 Cal. 220, 227 (1867) (emphasis added).

In Gregg, the debtors claimed a homestead exemption by declaration in a block of real property comprised of four lots. *Id.* at 221. They resided on one of these lots. The other lots included six other dwelling houses and other buildings used for various purposes. The buildings were occupied by tenants and separated from the debtors' residence by fences. *Id.* at 222. Construing the contours of the property subject to California's homestead exemption, the California Supreme Court explained that "the only tests are use and value. The former is both abstract and statutory – the latter statutory only." *Gregg*, 33 Cal. at 228.

As to the critical importance of a debtor's use in determining the homestead, the *Gregg* court further explained:

Whatever is used--being either necessary or convenient--as a place of residence for the family as contradistinguished from a place of business, constitutes the homestead, subject to the statutory limit as to value. If, however, it is also used as a place of business by the family, which frequently happens, it may not therefore cease to be a homestead, if it would be necessary or convenient for family use independent of the business. Gregg, 33 Cal. at 228 (emphasis added). In Bond v. CIT Group/Sales Financing, Inc. (In re Bond), 2006 WL 6810941, at \*5 (9th Cir. BAP Apr. 26, 2006), we recognized that *Gregg* is still good law and observed that "there is no formula for determining the propriety of the use of surrounding property claimed, but it cannot be protected by the homestead if is it neither necessary nor convenient for the enjoyment of the home."

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When it comes to enforcing a money judgment against the real property that a debtor uses as his 'dwelling" (that is, the "place where [he] resides" (§ 704.710, subd. (a))), the Law requires that the creditor adhere to the following procedure.

First, the judgment creditor must record an abstract of judgment with the county recorder's office; doing so creates a judgment lien that attaches to all of the judgment debtor's real property in that county "in excess of the statutory homestead exemption and all liens and encumbrances in existence when the abstract of judgment is recorded." (Stoffel v. Dutton (1985) 175 Cal.App.3d 1185, 1188 [221 Cal.Rptr.346]; see §§ 697.310, subd. (a), 697.340, subd. (a), 697.060, subd. (a), 704.950, subd. (c); Wells Fargo Financial Leasing, Inc. v. D & M Cabinets (2009) 177 Cal.App.4th 59, 69 [99 Cal.Rptr.3d 97].)

Second, the creditor must apply for and obtain a writ of execution from the clerk of the trial court; the writ of execution directs the sheriff or other levying officer to enforce the judgment. (§§ 699.510, subd. (a), 699.520; Kahn v. Berman (1988) 198 Cal.App.3d 1499, 1508 [244 Cal.Rptr. 575] (*Kahn*).)

Third, the creditor provides instructions and a notice of levy to the sheriff or other levying officer to execute the writ by levying upon the judgment debtor's interest in his dwelling. (§§ 699.530, subd. (a), 699.540, 700.010.) The sheriff or other levying officer achieves this by recording the writ of execution and notice of levy with the county recorder's office (§ 700.015, subd. (a)) and serving copies of these documents on the debtor ( $\S 700.010$ ).

Fourth, the creditor must apply for a court order specifically authorizing the sheriff or other levying officer to sell the dwelling. (§§ 704.750, subd. (a), 704.760; Amin v. Khazindar (2003) 112 Cal.App.4th 582, 589 [5 Cal.Rptr.3d 224] (Amin).)

The application must be "made under oath," and in addition to "describ[ing] the dwelling," must specify: (1) "whether or not the records of the county tax assessor indicate that there is a current homeowner's exemption or disabled veteran's exemption for the dwelling," (2) "whether the dwelling is a homestead and the amount of the homestead exemption [which reserves a statutorily specified amount of equity in a dwelling to the debtor]," and (3) whether the judgment "is based on a consumer debt." (§ 704.760, subds. (a), (b), (d).) Most pertinent here, the application must also specify: "the amount of any liens or encumbrances on the dwelling, the name of each person having a lien or encumbrance on the dwelling, and the address of such person used by the county recorder for the return of the instrument creating such person's lien or encumbrance after recording." (Id., subd. (c).)

Fifth, the trial court reviewing the application must determine whether the fair market value of the judgment debtor's interest in the dwelling is "likely to produce a bid [at the sale] sufficient to satisfy" (1) the amount of the homestead exemption, which was \$600,000 at the time plaintiff filed his application in this case and is now a minimum of \$300,000 (§ 704.730, subd. (a)), and (2) the amount of "all liens and encumbrances" "senior to the [judgment] lien being executed." (§ 704.780, subd. (a); Rourke v. Troy (1993) 17 Cal.App.4th 880, 883–884 [21 Cal.Rptr.2d 660] (Rourke); see § 704. 780, subd. (b); Amin, supra, 112 Cal.App.4th at p. 589.)

If the proposed sale is unlikely to yield a bid high enough to cover the homestead exemption plus any preexisting liens and encumbrances, leaving no money left over for paying off even a *part* of the judgment creditor's lien, the application should be denied. (*Kahn, supra*, 198 Cal.App.3d at p. 1508.)

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But if the court determines that a bid for the judgment debtor's interest will likely exceed the homestead exemption plus all preexisting liens and encumbrances, such that there is some amount available to satisfy even a "part" of the judgment creditor's lien, then the court *must* grant the application for sale. (§ 704.780, subd. (b); Rourke, at pp. 884–885.)

Sixth, the court monitors the bidding. If there is no bid that "exceeds the amount of the homestead exemption plus any additional amount necessary to satisfy all liens and encumbrances on the property," the sale will not go forward. (§ 704.800, subd. (a).) And even if the bid does exceed that threshold amount, if the bid is less than 90 percent of the fair market value of the judgment debtor's interest as determined at the time the application was signed, the judgment creditor must get the court's permission to either accept that bid or hold a new sale. (*Id.*, subd. (b).)

Seventh and finally, if the sales goes through, the proceeds from the sale of the dwelling are distributed in the following order: (1) to the holders of all preexisting liens and encumbrances, (2) to the judgment debtor in the amount of the homestead exemption, (3) to the levying officer for any unpaid costs, (4) to the judgment creditor, and (5) to the judgment debtor if there is any money left over. (§ 704.850.)

This very detailed procedure was designed to give judgment creditors a viable mechanism to collect on an unpaid judgment lien while also ensuring that "senior liens and encumbrances would be paid"; that "the homeowners," by virtue of the homestead exemption, 'will not suffer from additional consequences of their economic misfortune"; and that the purchasers at the sale "will own the property free and clear of all liens and encumbrances."

¢	ase 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 19 of 648
1	(Rourke, supra, 17 Cal.App.4th at p. 885; Little v. Community Bank (1991) 234 Cal.App.3d 355,
2	360 [286 Cal.Rptr. 4] ( <i>Little</i> ).)
3	I declare under penalty of perjury the foregoing is true and correct.
4	Dated this 21 <sup>st</sup> day of January, 2025.
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6 7	<u>Jamie Gallian</u> Jamie Lynn Gallian
8	Japine Lynn Gannan
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27	DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE
28	LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 19

#### **DECLARATION OF JAMIE LYNN GALLIAN**

I, JAMIE LYNN GALLIAN, DECLARE UNDER PENALTY OF PERJURY THE FOLLOWING TO BE TRUE AND CORRECT. IF CALLED UPON TO TESTIFY, I COULD AND WOULD COMPETENTLY TESTIFY TO THE FACTS STATED WITHIN.

- 1. On November 23, 2009, I moved to The Gables 4476 Alderport Drive Unit 53 Huntington Beach, CA 92649, a 1966 subdivision. A.P.N. 178-771-03.
- 2. On March 23, 2017, transfer of title from Ms. Gallian's step-mother and predecessor Sandra Bradley to Jamie Lynn Gallian was recorded Real Property Index, Official Records, Clerk Recorder, County of Orange, Instrument no. 2017000116815, 4476 Alderport Drive Unit 53, Huntington Beach, CA 92649, a 1966 subdivision from the bigger Parcel 178-011-01, now known as A.P.N. 178-771-03.
- 3. On October 31, 2018, I sold the Alderport property to Randy Nickel, unencumbered and received \$379,000.00 for the purchaser.
- 4. On November 1, 2018, I purchased 16222 Monterey Lane Space 376, Huntington Beach, CA 92649, located on the bigger Parcel 178-011-01, See Parcel Map Book 108, Page 47-48.

  I attempted to transfer my tax basis from 4476 Alderport Unit 53, Huntington Beach, CA based upon the October 19, 1979, recorded instrument entitled COVENANT RUNNING WTH THE LAND was made by Houser Bros. Co., a California limited partnership ("Houser") whose sole general partners Clifford C. Houser and Vernon F. Houser recorded November 6, 1979, in book 13383, page 1868-1870 in the Real Property Index Official Records, Clerk Recorder County of Orange. to the new property I purchased with the Orange County Tax Assessor and was DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 20

(	ase 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 De Main Document Page 21 of 648
1 2	informed that the address, which included a single family dwelling was considered "Personal
3	Property" manufactured home and registered by California State Department of Housing and Community Development. Certificate of Title.
5	5. My Petition and Schedules, my amended Petition and Schedules all signed under penalty
6	of perjury state I have an equitable interest in real property Space 376, Unit 4, Tract 10542, Lot 2
7	Doc 1 Page 12 of 60 Schedule A/B
8	1. Do you have any legal or equitable interest in any residence, building, land, or similar
9	property? Yes. Where is the property? Located on APN 178-011-16, Space No. 376
11	
12	Doc 15 Page 3 of 29 Schedule A/B
13	1. Do you have any legal or equitable interest in any residence, building, land, or similar
14	property? Yes. Where is the property? Located on APN 178-011-16, Space No. 376
15	
16 17	Doc 16 Page 3 of 29 Schedule A/B
18	1. Do you have any legal or equitable interest in any residence, building, land, or similar
19	property? Yes. Where is the property? Located on APN 178-011-16, Space No. 376
20	
21	Doc 22 Page 3 of 31 Schedule A/B
22	1. Do you have any legal or equitable interest in any residence, building, land, or similar
23	property? Yes. Where is the property? Located on APN 178-011-16, Tract 10542, Unit 4, Lot
<ul><li>24</li><li>25</li></ul>	
26	376.
27	DEDTORS OPPOSITION TO HOUSER PROS CO AND JOINDERS ODJECTION TO DEDTORS
28	DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 21

Case 8:21-bk-11710-SC	Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Main Document Page 22 of 648	Desc

# Doc 37 Page 3 of 26 Schedule A/B

1. Do you have any legal or equitable interest in any residence, building, land, or similar property? Yes. Where is the property? Located on APN 178-011-16, Tract 10542, Unit 4, Lot 376.

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#### Doc 38 Page 3 of 23 Schedule A/B

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1. Do you have any legal or equitable interest in any residence, building, land, or similar property? Yes. Where is the property? Located on APN 178-011-16, Tract 10542, Unit 4, Lot 376.

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#### Doc 39 Page 8 of 28 Schedule A/B

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1. Do you have any legal or equitable interest in any residence, building, land, or similar property? Yes. Where is the property? Located on APN 178-011-16, Tract 10542, Unit 4, Lot 376.

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#### Doc 72 Page 13 of 64 Schedule A/B;

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property? Yes. Where is the property? 16222 Monterey Ln. Unit 376 Huntington Beach, CA

1. Do you have any legal or equitable interest in any residence, building, land, or similar

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Describe the nature of interest: Existing 1979 80 year Ground Leasehold Parcel 1 & 2, Tract

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10542, Unit(s) 1,2,3,4.

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¢	ase 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 23 of 648
1	Doc 72 Page 24 of 64 Schedule A/B
2	Dated August 7, 1979-Notice of Compliance with Conditions on Tract
3	Authorization For Release For Recording. See Certificate on Face of Tract Map
5	Misc Maps Book 456, Page 49-50.
6	
7	Doc 72 Page 25 of 64 Schedule A/B;
8	Official Records, Clerk Recorder County of Orange: Instrument No. 86-456266
9	Assignment And Assumption of Ground Leases And Condominium Subleases And
10 11	Grant Deed: Legal Description: Parcel 1 and Parcel 2 of Parcel Map Bool 108, Page
12	<u>47-48</u>
13	
14	Doc 72 Page 63 of 64 Schedule A/B
15	HOMESTEAD DECLARATION;
16 17	Recorded in County Land Record Index, Official Records, Clerk Recorder County of
18	Orange:
19	RECORDED PREPETITION 12:48 PM, 07/09/2021 Instrument No. 2021000443659.
20	
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27 28	DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 23

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by the Clerk.

#### Doc 468 10/21/2024 Page 4 of 18 Schedule A/B;

1. Do you own or have any legal or equitable interest in any residence, building, land, or similar property? Yes. Where is the property?

16222 Monterey Ln. Unit 376 Tract 10542 Misc Maps, Bk. 456/49-50 Huntington Beach, CA 92649

What is the Property? Check all that apply

Single family home; Condominium or cooperative; Manufactured or mobilehome;

Land; Other: Rec. Covenants Running With The Land

LPT 891-569-62, part of 178-011-16

#### Doc 519 Page 5 of 6 Schedule C;

#### Proof of Service- Page 2 of 6

TO BE SERVED BY THE COURT VIA ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On 11/27/2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to received NEF transmission at the email addresses stated below: X Service information continued on attached page. This document was unloaded into the electronic drop box (EDB) for In Pro Se debtors on

November 27, 2024. It appears the docket 519 was not placed on the docket until 12/03/2024,

DEBTORS OPPOSITION TO HOUSER BROS CO AND JOINDERS OBJECTION TO DEBTORS HOMESTEAD EXEMPTION MEMORANDUM OF POINTS & AUTHORITIES: DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT THEREOF.DATE: FEBRUARY 4, 2025TIME: 11:00A.M.CTRM: 5CLOCATION: 411 W. FOURTH STREET, SANTA ANA, CA 92701 - 24

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2. For any Property you list on *Schedule A/B* that you claim as exempt, fill in the information below.

Brief description of the property and line on *Schedule A/B* that lists this property. Current value of the portion you own. Copy the value from *Schedule A/B*. Specific laws that allow exemption. 16222 Monterey Ln, Unit 376 Line from Schedule A/B 1.1.

\$385,000.00 <u>X</u> \$600,000.00 CCP 704.930(a); CCP §704.720(a); CCP §704.930 16222 Monterey Ln, Unit 376 Line from Schedule A/B 1.2.

\$185,000.00 X \$185,000.00 11 U.S.C. (P)(2)(B) Rollover Sale Proceeds 11/1/2018 to purchase current homestead 2014 manufactured home LNM 1081

16222 Monterey Ln, Space 376, Pad Line from Schedule A/B 1.3.

\$200,000 XX 100% of the fair marker value, up to any applicable statutory limit 11 U.S.C. (Sic) CCP §704.930; 11 U.S.C. (Sic) CCP §704.930(a); 11 U.S.C. (Sic) CCP §704.720(a).

3. Are you claiming a homestead exemption of more than \$189,050? Yes. Debtors previous homestead (4476 Alderport) was acquired 03/23/2017, Real Property Index Official Records OC Clerk Recorder, Instrument No. 2017000116815 outside 1215 day period. Sold primary residence exempt homestead 10/31/2018 transferred/roll-over sale proceeds to purchase current primary residence in place on Lot 376, Unit 4, Tract 10542, 11/1/2018, LBM 1081 2014 Skyline Custom Villa manufactured home.

I declare under penalty of perjury of the laws of these United States the foregoing is true and correct.

Case 8 Case	21-bk-11710-SC Doc 536 Filed 01/25/25 8:21-bk-11710-SC <b>Man 105</b> cu <b>riled 06/04/ge</b> Main Document Pag	Entered 01/27/25 10:52:41 Desc 2 <b>走舟報</b> 06/01/22 09:54:17 Desc e 1 of 35	
1	JAMIE LYNN GALLIAN		
2	16222 Monterey Lane Unit 376		
3	(714) 321-3449 jamiegallian@gmail.com		
4	In PRO PER		
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7			
8	UNITED STATES BANKRUPTCY COURT		
9	CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION		
10		Case No. 8:21-bk-11710-ES	
11	In re:	Chapter 7	
12	JAMIE LYNN GALLIAN,	DEBTORS REPLY OPPOSITION, MEMORANDUM OF POINTS AND	
13		AUTHORITIES TO HOUSER BROS. CO.	
14	Debtor.	DBA RANCHO DEL REY MOBILE HOME ESTATES' MOTION	
15		OBJECTING TO DEBTOR'S CLAIMED HOMESTEAD EXEMPTION AND	
16 17		JOINDER PARTIES HUNTINGTON BEACH GABLES HOA; JANINE JASSO.	
18		Hearing Date: June 2, 2022	
19		Time: 10:30 a.m. Courtroom: 5A	
20	TO THE HONORABLE ERITHE A. SMITH, A	ALL PARTIES AND TO THEIR	
21	ATTORNEY'S OF RECORD:		
22	Defendant Gallian opposes the Motion objecting to debtor's claimed homestead filed by		
23	Interested Party, Houser Bros Co dba Rancho Del Rey Mobilehome Estates and Interested		
24	Joinder's The Huntington Beach Gables Homeow	vners Association and Janine B. J	
25	The purpose of bankruptcy is to give debtors a fresh start by shedding debts that they owed but		
26	cannot pay. Part of the fresh start includes lien avoidance on exempt assets. See Richardson,		
27	224 B.R. at 808. Debtor wants to maximize the amount of property she gets to keep to avoid		
28	any creditor collection efforts, especially efforts to collect their personal residence.		
	1	000027	

California law is instructive regarding property interests that debtors may possess at 1 filing which are included in the bankruptcy estate as defined in § 541 of the Bankruptcy 2 3 Code. To avoid a lien, it must impair an interest a debtor has in an exempt asset. Cited 4 California law and cases affirm that a homestead right is an interest in real property. See 5 California Const., Art. 12, §§ 1 & 2. 6 As the U.S. Supreme Court defines it, property of the estate consists of "all the 7 8 interests in property, legal and equitable, possessed by the debtor at the time of filing ..." 9 Owen v. Owen, 500 U.S. 305, 308 (1991). This definition is extremely broad. 10 Debtor has continuously lived in her personal residence in Huntington Beach, CA 11 TRACT 10542, Lot 1 & Lot 2, Unit 1, 2, 3, 4, the location of 459 units, in Unit 53 and 12 13 then Unit 376 respectively. 14 There are two subject residence(s) debtor makes request to this Honorable Court to 15 take Judicial Notice of: 16 4476 Alderport Drive, Unit 53 Huntington Beach, Ca 92649 A.P.N. 937-630-53. 17 Debtor was the tenant from November 23, 2009 through March 22, 2017; 18 19 Debtor was gifted the property from her step-mother and debtor's predecessor Sandra L. 20 Bradley on March 23, 2017, Instrument No, 2017-0116715. On October 31, 2018, debtor 21 sold Unit 53 to Randall Nickel, a bona fide purchaser for value of \$379,000.00. A.P.N. 937-22 630-53. 23 24 25

# Statement of Financial Affairs, DOC 1, Part 7, No. 18, page(s) 46-60,

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Debtor disclosed the sale of her primary residence, Unit 53 in her Chapter 7 petition filed July 9, 2021. Subsequently, debtor read the petition question more closely and the

question asks "Within the last 2 years before you filed for bankruptcy, did you sell, trade or otherwise transfer any property to anyone, other than property transferred in the ordinary course of your business or financial affairs?" Debtor disclosed No. 18, "Primary residence sold leasehold on 10/31/2018, 4476 Alderport Dr. #53, ....Paid in exchange amount as \$379,000.00.

### 2. 16222 Monterey Lane, Unit 376, Homeowner November 1, 2018 - to the present day.

Petitioner, Houser Bros Co. and the two joinders, Huntington Beach Gables Homeowners Association; Janine Jasso, Esq. make no allegations that debtor has lived anywhere else or claimed any other property as her homestead exemption to the sale date of Unit 53 on October 31, 2018, and the purchase of Unit 376 November 1, 2018, to the present day.

Debtor designated and occupied the property as her homestead. *See* 4 Collier on Bankruptcy P 522.10 (16th 2020). As previously stated, the only requirement for claiming a homestead exemption under the California exemption statute that the home claimed be "the principal residence of such person." Record title to the homestead is not required to claim a homestead exemption in the property.

Debtors' Chapter 7 Petition and Schedules July 9, 2021, DOC 1, Schedule A/B required debtor to "list any ownership interest or legal or equitable interest in any residence, building, land, or similar property." Debtor answered "Yes" on Schedule A/B, DOC 1, page 12 of 60, to indicate and disclose that she owned a legal or equitable interest in the Residence located at 16222 Monterey Lane, Unit 376, Huntington Beach, CA 92649, with a \$235,000.00 value, Fee simple. Debtor also disclosed **DOC 1, Part 1, page 12 of 60,** 

"Personal Residence of Debtor since 11/1/2018, 2014 Skyline Custom Villa Manufactured Home Decal No. LBM1081.

Debtor disclosed under penalty of perjury on July 9, 2021, "J-Sandcastle Co LLC executed Release of Title, signed and notarized by Jamie Lynn Gallian, its Member on February 25, 2021. Debtor inquired with and disclosed to the Trustee's Assistant Lori Werner, and again at the first 341 Meeting of Creditors, when debtor was asked whether her schedules were correct under penalty of perjury. Debtor forwarded a copy of and explained to the Trustee and the creditors that Debtor received an email dated August 11, 2021 at 3:54p.m, from Sarina Ramirez, Housing and Community Development 3737 Main Street Suite 400, Riverside, Ca 92501, Program Technician, Registration and Titling, a Title Search from confirmation from Housing and Community Development Release of Registered Title with HCD had not been processed to the best of her knowledge and Registered Title with HCD reflected Debtor's single member LLC, J-Sandcastle Co. LLC on July 9, 2021, the date debtor signed her schedules. Debtor had no information besides her copy of the Notarized Release on the Certificate of Title, released dated February 25, 2021, and a copy of NOTICE OF SALE OR TRANSFER, dated February 25, 2021.

<u>In Debtors DOC 1, page 15 of 60,</u> Debtor disclosed a "Manufactured Home Financing Note" and a UCC-1, File No. 19-769190527, with the Secretary of State on Debtor's primary residence, Decal No. LBM1081.

<u>In Debtors DOC 1, page 21 of 60,</u> Debtor disclosed a UCC-1, Filing Date of 1/14/2019, J-Pad, LLC File No. 19-7691905279.

On July 9, 2021, Chapter 7, Statement of Financial Affairs, DOC 1, Part 7, No. 16, page 46-60, Debtor disclosed and listed various amounts of monies paid in attorney fees, over 2 3 \$113,700.00 to various attorneys. There are several other attorneys who were paid attorney's 4 fees for legal consulting. However, there was not enough room to list every amount and the 5 attorney paid. 6 In additional to the 1/14/2019, UCC-1 there was an UCC-AD filed on 1/14/2019, File 7 8 No. 19-7691916827, after debtor realized she listed herself as the Debtor on File No. 19-9 7691905279. Debtor further disclosed and filed with HCD a Statement to Encumber in favor 10 of Ron Pierpont, (debtors ex-husband since 2015), perfected 8/20/2020, for funds Ms. 11 Pierpont advanced Debtor for a bail bond. 12 13 Concealment of assets by a bankrupt is a fraud upon her creditors. It can only be established 14 by clear and convincing proof. There is no proof of any literal transfer or concealment of any 15 property, no falsification of any financial statement to secure credit; there is no scheme to execute 16 any such intent. 17 In this case, the petitioners "proof" consists solely of the "date" HCD printed a Registration 18 Card or printed a Certificate of Title by the Sacramento Office of Housing and Community 19 20 Development. 21 Moving party's own documents establish that ownership of Unit 376 was released by J-Sandcastle 22 Co LLC, signed and notarized by its Member Jamie Lynn Gallian on February 25, 2021. 23 To the extent petitioners are arguing that HCD's Certificate of Title Documents and/or the 24 Registration Card Document are conclusive evidence on this issue, then why aren't they stuck with 25 the conclusion that HCD's transfer date is binding as well. 26 Additionally, petitioner's failed to cite any legal authority in the motion that ownership does 27 not change until HCD gets around to opening thousands of envelopes sent to various HCD locations

throughout California; processes the enclosed documents, and then and only then when the documents are received in Sacramento, (Sacramento is the only location that prints Certificate of Title Documents) changes to Certificate of Title and Registration Cards are sent through the United States Mail.

Individuals can own things of a personal nature such as cars, boats, planes, manufactured homes, without the Certificate of Title reflecting their name all the time. The important fact that petitioners are missing is "Possession of the Certificate of Title and Section "B" on the back side of the Certificate of Title indicate by a Releasing Signature of Registered Owner, and the Date of Release.

Whether or not such proof is sufficient to require a forfeiture of the bankrupt's right to make her own selection of her exemptions depends upon her ability reasonably to explain HCDs processing of claims. If her explanation is reasonable and exonerates her from fraud, no restriction on her right to select her exemptions may be imposed.

Federal law provides no authority for bankruptcy courts to deny an exemption on a ground not specified in the Bankruptcy Code, abrogating *Latman v. Burdette*, 366 F.3d 774, *In re Yonikus*, 996 F.2d 866, *In re Doan*, 672 F.2d 831, and *Stewart v. Ganey*, 116 F.2d 1010.

The uncontradicted proof establishes the following facts: The Debtor sold unencumbered real property with a Homestead Exemption noted on the 2018-2019 Secured Tax Assessors Bill of the debtors previous residence A.P.N. 937-630-53, commonly described as 4476 Alderport Drive, Unit 53, Huntington Beach, CA 92649, sold on October 31, 2018, as disclosed on DOC 1. Debtor moved from the Alderport Drive home on or about September 11, 2018, after she was battered by a board members husband on August 5, 2018, in contemplation of the house being sold in September 2018, to the first purchasers, the Ginestra's. Debtor signed a 3-year lease on September 11, 2018, 5782 Pinon Drive Huntington Beach, CA 92649. Debtor received her original escrow deposit returned by check from Express Escrow on the first home she opened escrow on Unit 108, in Rancho Del Rey

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Mobilehome Estates. Debtors home on Alderport had not sold as a result the seller of Unit 108, would not accept a contingency offer, backed out of the deal to sell Unit 108.

Gallian signed a 3-year lease with Henry Newton, paid a \$ and resigned herself that she could not afford and did not qualify to secure financing without a significant down payment. Housing prices were beginning to rise as well a rents.

On or about October 28 or 29, 2018, debtor dropped the price on the Alderport home listed for sale on Zillow.com. The very next morning debtor received a message through Zillow with a phone number that an interested person would like to view the Alderport property. Debtor met with the buyers and sold the property the next day. Debtor owned the Alderport home unencumbered. It was gifted to debtor from her step-mother about a year earlier in March 2017 with an adjusted Prop 58 tax basis.

The new buyers were thrilled for a variety of reasons. The buyer was purchasing the home for his daughter who worked in Orange County. It would be her first home away from home. The parents lived part of the time in Big Bear Lake, and the other part of the time in Riverside County. The drive back and forth and the time spent looking for a home to purchase for their daughter was wearing on them. The home on Alderport was vacant, except for a few larger items stored in the garage on Alderport. Debtor was current on the county property taxes and the HOA monthly fees were paid. The buyers were contemplating getting the keys as soon as the documents were signed, notarized and filed. There were no loans on the property or encumbrances. Debtor provided two preliminary title reports to the buyer along with two notebooks with information concerning the Governing Documents, Sub-condominium/Grant Deed, Conveyance of Remainder Interest, Gables Rules & Regulations, and a copy of the City Permit for the air conditioner installed in 2015, etc. Debtor sent the HOA management company, Elite Management, by overnight mail about a week earlier, a "Demand Letter" with a request for HOA Minutes, Financial Disclosures, 12 Months of Board Meeting Minutes, Copy of Insurance Disclosure, Unit 53 Monthly Dues Statement, etc.

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Case 8:21-bk-11710-SC Main 105 curied 06/P4/22 3/Enterred 06/01/22 09:54:17 Main Document Page 8 of 35 Debtor paid an expedited fee upon request of the Gables Management Company, Elite, Linn Joslyn, for the information to be provided within 24 hours. Debtor also paid the October 2018 month HOA Dues by money order which included a \$10.00 late fee. **STANDING** Matter of Southmark Corp., 62 F.3d 104, 106 (5th Cir. 1995) (a party to an executory contract has a claim against the debtor [only] when the [debtor has rejected] the contract). INTERESTED PARTY HOUSER BROS CO dba Rancho Del Rey Mobilehome Estates does not have standing to bring this Motion, therefore it must be dismissed. 

#### TABLE OF AUTHORITIES

-	
2	<u>CASES</u>
3	<i>In re Bassin</i> , 637 F.2d 668, 670 (9 <sup>th</sup> Cir. 1980)
4	<i>In re Carter</i> , 182 F.3d 1027, 1029 n. 3 (9th Cir.1999)
5	<i>In re Diaz</i> , 547 B.R. 329, 337 (B.A.P. 9th Cir. 2016)
6	<i>In re Greene</i> , 583F.3d 614, 618 (9th Cir. 2009)
7	In re Kelley, 300 B.R. 11, 16 (9th Cir. B.A.P. 2003)
8	<i>In re Pass</i> , 553 B.R. 749, 757 (B.A.P. 9th Cir. 2016)
9	In re Sewell, 180 F.3d 707, 710 (5th Cir. 1999)
10	
11 12	Gravel, Shea & Wright, Ltd. v. Bank of New England (In re New England Carpet Co.), 744 F.2d 16, 17 (2d Cir. 1984)
13	Haskins v. Certified Escrow & Mortg. Co., (1950) 96 Cal. App. 2d 688, 691
14	Kono v. Meeker, 196 Cal. App. 4th 81, 86 (2011)
15	Matter of Southmark Corp., 62 F.3d 104, 106 (5th Cir. 1995)
16	Mehrtash v. Mehrtash (2001) 93 CA4th 75, 81, 112 CR2d 802, 806
17	Nadel v. Mayer (In re Mayer), 167 B.R. 186 (9th Cir.BAP1994)
18 19	Oppenheim v. Goodley (1957) 148 Cal.App.2d 325, 328)
20	Raleigh v. Illinois Dep't of Revenue, 530 U.S. 15, 20–21 (2000)
21 22	Tassone v. Tovar (1994) 28 Cal.App.4th 765, 768
23	United States ex rel Farmers Home Admin. v. Arnold & Baker Farms,
24	177 B.R. 648, 654 (9th Cir. BAP 1994)
25	United Savs. Ass'n v. Timbers of Inwood Forest Assocs., 484 U.S. 365 (1988)
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ii ii		

1	11 U.S.C. § 522(p)
2	11 U.S.C. § 522(p)(1)
3	11 U.S.C. § 704.730
4	11 U.S.C. § 704.740(a)
5	11 U.S.C. § 704.740(b)10
6	Cal. Code Civ. P. § 703.130
7	Cal. Code Civ. P. § 704.710(c)
8	Cal. Code Civ. P. § 704.720(a)
9	Cal. Code Civ. Proc. § 704.710(a)(2)
_	CCP § 704.210
	CCP § 704.7309, 11 15
4.3	CCP § 704.780(a)12
14	
15	CCP § 704.780(a)(1)
16	CCP §§ 704.710-704.850
17	CCP §§ 704.910-704.9959
18	CCP 704.730(a)
19	
20	<u>STATUTES</u>
21	11 U.C. C. 8 522
	11 U.S.C. § 522
	11 U.S.C. § 522(b)
24	11 U.S.C. § 522(b)(1)
25 26	11 U.S.C. § 522(b)(3)(A)
27	11 U.S.C. § 522(c)
28	11 U.S.C. § 522(g)
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1	11 U.S.C. § 522(o)
2	11 U.S.C. § 522(o)(1-4)
3	11 U.S.C. § 704.730
4	11 U.S.C. § 704.740(a)
5	11 U.S.C. § 704.740(b)
6	Cal. Code Civ. P. § 703.130
7	CCP §§ 703.580(b)
8	Cal. Code Civ. P. § 704.710(c)
10	Cal. Code Civ. P. § 704.720(a)
11	Cal. Code Civ. Proc. § 704.710(a)(2)11
12	CCP § 704.730
13	CCP § 704.780(a)
14	CCP § 704.780(a)(1)
15	CCP §§ 704.710-704.850
16	
17	CCP §§ 704.910-704.9959
18	CCP 704.730(a)
19	OTHER AUTHORITIES
20	
21	FED.RULE OF EVIDENCE R. 301
22	
23	4 COLLIER ON BANKRUPTCY P 522.10 (16th 2020)
24	PRELAWSUIT CONSIDERATIONS, Cal. Prac. Guide Enf. J. & Debt
25	(Rutter Group 2020) Ch. 3-C, 3:318.1
26	REQUIEMENT OF INJURY TO CREDITOR 8 Witkin, Cal. Proc. 5th Enf Judgm § 497 (2020)
27	
28	16A Cal. Jur. 3d CREDITORS RIGHTS AND REMEDIES § 406

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# **Memorandum of Points and Authorities**

1. At the time a petition for bankruptcy is filed, "all legal or equitable interests of the debtor in property" become available to satisfy creditors' claims and costs of the proceedings **unless the assets are "exempted from use** in satisfying claims of creditors and other authorized charges." *In re Sewell*, 180 F.3d 707, 710 (5th Cir. 1999); FRBP § 541(a)(1).

Bankruptcy exemptions are determined by the applicable state law on the date of the filing of the original bankruptcy petition. *In re Bassin*, 637 F.2d 668, 670 (9<sup>th</sup> Cir. 1980).

California has, per FRBP § 522(b)(1), has "opted out" of the federal exemption scheme and therefore California debtors may claim only those exemptions allowable under California law.

### **Debtor Followed the California Statute by Filing a Declared Homestead**

Debtor's complied with filing a Declared Homestead on July 9, 2021, Official Records of Clerk Recorder. California homestead exemption statute entitles her to claim that exemption for bankruptcy purposes.

#### A Debtor's Claimed Exemptions Are Presumptively Valid

Generally, claimed exemptions are "presumptively valid" and the objecting party thus bears the burden of proving that the exemption is improper. *In re Carter*, 182 F.3d 1027, 1029 n. 3 (9th Cir.1999); FRBP §4003(c).

However, the Supreme Court in *Raleigh v. Illinois Dep't of Revenue*, 530 U.S. 15, 20–21 (2000), held that because burden of proof is substantive, in the absence of a federal interest requiring a different result, the state law allocation of the burden should apply in bankruptcy objection to claims.

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Although the burden of proof lies with the party claiming the exemption, exemption statutes are generally construed in favor of the debtor. Kono v. Meeker, 196 Cal. App. 4th 81, 86 (2011).Pursuant to Cal. Civ. Proc. Code § 704.780(a), the burden to show a debtor's entitlement to a homestead exemption rests with the debtor, [unless] a declared homestead has been recorded. Cal. Civ. Proc. Code § 704.780(a) as is the case in this Chapter 7. **DOC** 

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# a. Creditor has failed to shift the burden to Debtor

Creditor has failed to state any recognized objection to the California homestead exemption. "The exemption protects a 'homestead,' defined as a dwelling in which the debtor or the debtor's spouse resided on the date the judgment creditor's lien attached (in bankruptcy, the petition date) and has resided continuously until the court's determination that the dwelling is a homestead." *In re Pass*, 553 B.R. 749, 757 (B.A.P. 9th Cir. 2016) (citing Cal. Civ. Proc. Code §704.710(c)). "Thus, this protection is available in bankruptcy if the debtor was living in the home on the petition date. The exemption is 'automatic' in the sense that it requires no affirmative act by the debtor to make it effective; rather, it applies automatically to any dwelling that meets the definition." In re Pass, 553 B.R. at 757. Interested party Houser Bros, Co or the joinders objection makes no allegation that the Property was not the principal dwelling in which Debtor resided on the date the bankruptcy petition was filed. Second, the Debtor has resided in the Property since the Property was acquired on November 1, 2018, with the unencumbered proceeds from the sale of her previous home, October 31, 2018. Third, Debtor claimed the \$600,000 homestead exemption in her Schedule C § 704.730(a)(1) which provides for the \$600,000 exemption. Debtor's automatic exemption was effective on the date of the petition.

# **b.** Declared Homestead

The date for the determination of the homestead exemption amount is the date on which debtors file a bankruptcy petition. *In re Pass*, 553 B.R.749, 760 (B.A.P. 9th Cir. 2016) (citing *Moffat v. Habber* (In re Moffat), 119 B.R. 201, 204 n. 3 (9th Cir. BAP 1990)).

The Ninth Circuit BAP directly refutes Creditor's proposition in a substantially similar case where the creditor argues that a \$100,000 homestead exemption limit be used instead of the \$150,000 homestead exemption limit because \$100,000 was the exemption limit in the year that the judgment lien attached. *In re Zall*, No. BAP.EC-05-1476-MOSB, 2006 WL 6811022, at \*2 (B.A.P. 9th Cir. Sept. 5, 2006). The BAP went on to overrule that creditor's objection and find that the petition date was the date for determination of the amount of the homestead exemption under California law. Id.; see also *Nadel v. Mayer* (*In re Mayer*), 167 B.R. 186 (9th Cir.BAP1994).

#### The BAP has also found that:

Under California law, two species of homestead protection are available to judgment debtors, the "automatic" (or Article 4) homestead exemption and the "declared" (or Article 5) homestead protection, respectively.

These protections are available under different circumstances, they serve different purposes, and they confer different rights on debtors. "[T]here is no overlap between these rights." Id. At 756 (emphasis added). Depending on the circumstances, a given debtor may be entitled to one or the other, or to both, or to neither. Id.

In re Pass, 553 B.R. 749, 756–57 (B.A.P. 9th Cir. 2016) (citing In re Anderson, 824 F.2d 754, 756 (9th Cir. 1987)). As a result, Debtor's declared homestead declaration does not prevent Debtor from the benefit or use of the automatic homestead exemption (Schedule C) and Creditor has provided no case law or statute indicating otherwise. Katz v. Pike (In re Pike), 243 B.R. 66,

69-71 (9th Cir. BAP 1999); See also Avetoom v. Fridman (In re Fridman), Nos. CC-21-1101-1 LSF, 8:21-bk-10513-ES, 2022 Bankr. LEXIS 358, at \*13 (B.A.P. 9th Cir. Feb. 11, 2022). 2 "[W]hen a debtor claims an exemption created under state law, the scope of the 3 4 exemption is determined under state law which may provide that certain types of debtor 5 misconduct warrant denial of the exemption." In re Gray, 523 B.R. 170, 175 (B.A.P. 9th Cir. 6 2014) (quoting Law v. Siegel, 134 S. Ct. 1188, 1196-97 (2014). 7 Courts in the Ninth Circuit have determined if or what kinds of equitable doctrines can be 8 used by bankruptcy courts to disallow exemptions. "Without reaching the bankruptcy court's 9 power to disallow exemptions or the relevance of California public policy concerning homestead 10 exemptions, the Court agrees with the bankruptcy court that Creditors' California law theories 11 12 would not preclude Debtor's homestead exemption in this case." 13 *In re Gilman*, No. 1:11-BK-11603-VK, 2020 WL 7087703, at \*5 (C.D. Cal. Oct. 28, 2020). 14 In light of California public policy favoring liberal application of the homestead 15 exemption, debtor respectfully requests this Court find Interested party Houser Bros Co and the 16 joinders arguments in effective towards Debtor's homestead exemption. 17 18 19 20 21 22 23 24 25 26 27 28

	"[A] valid claim of equitable estoppel consists of the following elements:
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2	(a) a representation or concealment of material facts
3	(b) made with knowledge actual or virtual, of the facts
4	(c) to a party ignorant, actually and permissibly, of the truth
5	(d) with the intention, actual or virtual, that the ignorant party act on it, and (e) that party was
6	induced to act on it." <i>In re Gilman</i> , No. 1:11-BK-11603-VK, 2020 WL 7087703, at *5 (C.D. Cal.
7 8	Oct. 28, 2020) (quoting <i>Behnke v. State Farm Gen. Ins. Co.</i> , 196 Cal. App. 4th 1443,
9	1465 (2011)).
10	Debtor entered into a contract (the "Contract") with Creditor Houser Bros Co Attorney
11	Vivienne Alston on or about August 7 or 8, 2019, whereby Creditor agreed to dismiss her
12	Unlawful Detainer Case 30-2019-01041423, against Houser Bros for advancing their "Self Help"
13	against debtor; Gallian would dismiss her Wrongful Eviction Case against Houser Bros Co.
14	Gallian complied and dismissed the wrongful eviction. Attorney Alston applied exparte
15 16	to the UD Court insisting the attorney mis-calendared, therefore failing to attend a status
17	conference hearing on or about August 7, 2019. The Unlawful Detainer case was dismissed on
18	the courts own motion for failure to prosecute. Thereafter, J-Sandcastle Co LLC, tendered a
19	cashier's check in the amount of \$10,860.00 to the park manager Kathryne Houser-Curtiss and
20	Park Manager(s) Willie Maskulnski and Rick Maskulnski to obtain a signed Lot 376 agreement
21	with J-Sandcastle Co LLC.
22	Ms. Curtiss, the park Manager accepted the check from J-Sandcastle Co.'s Member
23	Jamie Gallian, proceeded to hand the check to bookkeeper Willie Maskulnski for processing on
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25	the books. Ms. Curtiss commented to Ms. Gallian that "she appreciated the check being for the
26	tenancy date beginning November 1, 2018 through August 31, 2019", instead of November 16,
27	2018 when Ms. Gallian delivered the application and tax clearance to HCD Office in Riverside

after attending a hearing at CJC Honorable James L. Crandall with the Association.

Assume for a moment the November 16, 2018, Security Agreement and Promissory Note are invalid, Creditor did not provide any evidence that Debtor intended to file bankruptcy in July 2021. Additionally, the alleged November 16, 2018, Security Agreement and Promissory Note doesn't contain any representations about Lender Gallian not filing for bankruptcy. Lastly, California has a public policy favoring liberal application of the homestead exemption. Therefore, Creditor has failed to meet their burden. Creditor has failed to provide evidence showing that the Debtor had already anticipated filing bankruptcy. California has a public policy favoring liberal application of the homestead exemption. 

1. On October 31, 2018, Jamie Lynn Gallian ("Debtor") sold her unencumbered primary residence located at 4476 Alderport Drive Huntington Beach, CA 92649, A.P.N. 937-630-53, Tract 10542 Lot 1, Unit 53, to a bona fide purchaser, Randall Nickel for \$379,000.00, Instrument No. 2018000396579, recorded Official Records of Clerk Recorder, County of Orange.

- Ms. Gallian received the market value, far greater than any unit in the Gables subdivision sold for in the calendar year 2018. Gallian deposited the funds into her personal Chase Private Client Savings Account.
- 2. Gallian's home in the Gables, Unit 53, A.P.N. 937-630-53 listed on the 2018-2019 Secured Property Tax Roll with the Orange County Treasurer Tax Collector included a Homeowners Exemption of \$-7000. Gallian Decl.

3. On November 1, 2018, Gallian received an executed release and surrendered

- Certificate of Title LBM1081, for a 2014 Skyline Custom Villa Manufactured Home.

  The home was sold in place on Lot 376 within Tract 10542, Unit 4. Ms. Gallian paid the Orange County Assessor back taxes owed on the home LPT 891-569-62, which included a deposit for the next years taxes with her personal Alliant Credit Union checking account.XXXX-6018
- 4. Ms. Gallian resides in the home as her primary residence located at 16222 Monterey Lane Unit 376, Huntington Beach, CA 92649, and always anticipated it being her primary residence since November 2018.
- 5. Debtor purchased a 2014 Skyline Custom Villa manufactured home LBM 1081, with exempt funds from the sale of her unencumbered home on October 31, 2018, AP.N. 937-630-53 in the Gables subdivision.
  - Debtor personally delivered to the HCD Riverside office, the Ryan surrendered
     Certificate of Title Card, released on November 1, 2018, to Jamie Lynn Gallian with a signed

NOTICE OF SALE OR TRANSFER, EXECUTED BY THE SELLER LISA RYAN ON

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NOVEMBER 1, 2018.

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- 7. Under Section III, NOTICE OF SALE OR TRANSFER of the **State of California** Housing and Community Development Registration and Titling Form contained the name of JAMIE LYNN GALLIAN as the NAME OF PURCHASER/NEW OWNER on November 1, 2018, whited out and replaced with J-Sandcastle Co LLC on the form to the right side on or about November 15, 2018.
- 8. On November 1, 2018, debtor is informed and believe Lisa Ryan, the Seller of LBM1081, gave NOTICE OF SALE OR TRANSFER to Park Management and to Houser Bros Co dba Rancho Del Rey Mobilehome Estates.
- 9. On November 14, 2018, Houser Bros Co attorney Vivienne Alston, unlawfully filed and obtained a WRIT of EXECUTION IN THE NAME OF LISA RYAN AND CONTINUED TO HARASS AND TORMENT DEBTOR AND HER FAMILY BY USING THE SHERIFF DEPARTMENT TO EXECUTE THE WRIT WITH THE KNOWLEDGE THAT LISA RYAN SOLD THE 2014 SKYLINE CUSTOM VILLA AS ANTICIPATED BY THE PARTIES STIPULATED JUDGMENT DATED OCTOBER 18, 2018 OCSC 30-2018-01013582.
- 10. JAMIE GALLAIN, registered the personal property manufactured home with Housing and Community Development on November 16, 2018, has claimed as exempt.11 U.S.C. § 522(b) (providing that "an individual debtor may exempt from property of the estate...")
- (o) For purposes of subsection (b)(3)(A), and notwithstanding subsection (a), the value of an interest in--
- (1) real or personal property that the debtor or a dependent of the debtor uses as a residence;
- (2) a cooperative that owns property that the debtor or a dependent of the debtor uses as a residence;
- (3) a burial plot for the debtor or a dependent of the debtor; or

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(4) real or personal property that the debtor or a dependent of the debtor claims as a homestead;

# Federal Rule of Bankruptcy Procedure 1009 provides that:

"A voluntary petition, list, schedule, or statement may be amended by the debtor as a matter of course at any time before the case is closed." As recognized by the Ninth Circuit Bankruptcy Appellate Panel in In re Goswami, 304 B.R. 386 (9th Cir. BAP 2003), the Ninth Circuit has a liberal policy of "allowing debtors to amend their exemptions schedules so as to enhance their fresh start." Id. at 394, citing, In re Michael, 163 F.3d 526, 529 (9th Cir. 1998). As the Bankruptcy Appellate Panel further noted in Goswami, "The liberal rule governing amendments reflects the Ninth Circuit's 'preference for resolution on the merits, as against strict adherence to formalities.' "Id., citing and quoting, In re Anderson-Walker Indus., Inc., 798 F.2d 1285, 1287 (9th Cir. 1986). In light of the policy of liberality of amendment of bankruptcy petition documents, expressly including bankruptcy schedules, as stated in Rule 1009 and as recognized in the case law, there does not appear to be any legal authority to allow this court to bar any further amendments by the Debtor of his schedules.

### RECITALS OF FACTS

GALLIAN held a Grant Deed and Condominium Sublease for a specific lot within a A. Planned Unit Community as defined in Civil Code \$4175, located at 4476 Alderport Drive Unit 53 Huntington Beach, CA 92649 ("UNIT") as of March 23, 2017. ("Unit 53")

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a. GALLIAN became record owner of the Grant Deed and Condominium Subleasehold on March 23, 2017, by way of an Assignment recorded in the Official Records of the County of Orange as Document Number 2017-000116815, which was "Gifted" to GALLIAN by Gallians predecessor and co-defendant, her step-mother, Sandra L Bradley ("BRADLEY").

Recorder's Office;

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13424, Pg(s) 1253-1255, Instrument No. 8691, in the Orange County

- b. <u>Partial Cancellation of Sublease</u> recorded on November 7, 1980, Book
   13424, Pg(s) 1256-1258, Instrument No. 8692, in the Orange County
   Recorder's Office;
- c. All right, title and interest as Tenant, in and under that certain Master Lease/Ground Lease, dated November 7, 1980, recorded in the Orange County Recorder's Office; Bk13424, Pg(s) 1259-1273, Instrument No. 8693, in the Orange County Recorder's Office;
- d. All right, title and interest as Tenant, in and under that certain **Condominium Sublease**, dated November 7, 1980, recorded in the Orange County

  Recorder's Office; Bk13424, Pg(s) 1274-1290, Instrument No. 8694, in the

  Orange County Recorder's Office; As amended by the First Amendment to

  the Condominium Sublease effective January 1, 2003, recorded in the Office

  of the Orange County Clerk Recorder as Document No. 2003-001044770 o

  August 28, 2003:
- e. All right, title and interest as Tenant, in and under that certain **Conveyance**of Remainder Interest, dated November 7, 1980, recorded in the Orange

  County Recorder's Office; Bk13424, Pg(s) 1291-1293, Instrument No. 8695,
  in the Orange County Recorder's Office;
- Condominium Sublease (Short Form Memorandum and Grant Deed, dated November 7, 1980, recorded in the Orange County Recorder's Office; Bk13424, Pg(s) 1294-1298, Instrument No. 8696, in the Orange County Recorder's Office:

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Lisa Ryan, Seller, signed and executed State of California, Department of Housing and Community Development NOTICE OF SALE OR TRANSFER, gave notice to Rancho Del Rey that she sold the 2014 Skyline Custom Villa manufactured home on November 1, 2018, located and installed pursuant to Health & Safety 18551, on Lot 376, Unit 4, in TRACT 10542, under a recorded Condominium Sublease and Grant Deed Short Form Memorandum, recorded in the Official Records of the Clerk Recorder for the County of Orange against A.P.N. 178-011-16; under a Condominium Plan recorded October 18, 1979, in Book 13358, page 1193, of Official Records and Covenants Running With The Land, executed on October 19, 1979, recorded November 18, 1979, in Book 13383, page 1868-1870, of Official Records of the Clerk Recorder for the County of Orange against A.P.N. 178-011-16.

On November 11, 2018, almost two weeks after Jamie Gallian purchased the 2014 Skyline Custom Villa home from Lisa Ryan, and after Lisa Ryan gave Notice of Sale on November 1, 2018, Houser Bros Co attorney Vivienne Alston filed a Writ of Execution in the name of Lisa Ryan, dated 11/14/2018, without application to the Court or Notice and delivered it to the Orange County Sheriff on or about November 19, 2018.

On November 16, 2018 over 2 weeks after the manufactured home was purchased by Jamie Gallian on November 1, 2018, Jamie Lynn Gallian drove to Riverside HCD and registered the 2014 manufactured home in the name of her sole member LLC J-Sandcastle Co LLC until the earliest of several things happened:

- 1. Jamie Gallian would be allowed to terminate the three-year residential lease she entered into for the property at 5782 Pinon Drive Huntington Beach, CA on September 11, 2018:
- 2. Jamie Gallian would be allowed to intervene into the civil action Houser Bros Co. v Lisa Ryan 30-2018-01013582, and have the WRIT recalled and terminated by Court Order.

- 3. Request sanctions against the Houser Bros Co attorney for interfering with the terms of the purchase of the 2014 Manufactured Home;
- 4. Requests sanctions against the Houser Bros Co for violating the Davis Stirling Act and the Subdivision Map Act;
- 5. Figure out why a Tract Map and Condominium Plan were recorded August 1979 and October 1979, against TRACT 10542, Unit 1, 2, 3, 4, Lot 1 & Lot 2, and the First Amendment to the CC&Rs recorded 1 day before the tentative map was to expire on 8-6-1980, and recorded unlawfully after Cal Bre issued the "White Report" was in mid July 1980 for "TRACT 10542"; 6. More importantly determine the legality of "Air-Space Condominiums" on leased land in violation of Article 935 and Huntington Beach Subdivision Map Ordinances;
- 7. Request the Tax Assessor refund approximately 8 years of overpayment of taxes for the "Land" and in addition to paying the property taxes, payments made for "Air-Space subcondominium on leased land, also payments made against a ground lease bill for 8 years.

Because property of the estate includes only the debtor's interest in the LLC - and not the manufactured home owned by the LLC - Debtor's claim of exemption is authorized under the law because it is debtor's primary residence and has been since debtor purchased the home on November 1, 2018, with the funds of her previous homestead disclosed on her initial chapter 7 petition, DOC 1.

Further, there is a 2018 Security Agreement and Promissory Note against the manufactured home perfected 1/14/2019, on the face of the Certificate of Title to the 2014 manufactured home held by J-Pad, LLC.

Registering title to the manufactured home to one LLC and subjecting its value to a perfected lien held by another LLC does not prevent debtor from claiming a homestead exemption in her personal residence.

# 2. Factual Background

# A. Procedural Background

On July 9, 2021 ("Petition Date"), Jamie Lynn Gallian ("Debtor") filed a voluntary petition under Chapter 7 of Title 11 of the United States Code. On the same date, Ms. Gallian filed her initial Schedules and Statements ("Original Schedules"). A true and correct copy of the Original Schedules is attached to the Declaration of Jamie Lynn Gallian ("Gallian Declaration")

At the instant of the commencement of a bankruptcy case, an automatic stay comes into effect as a matter of law. 11 U.S.C. § 362(a). The initial 341 meeting of creditors was held August 18, 2021, continued approximately 9 nine times.

At the August 18, 2021, 341 Meeting of Creditors, Debtor informed the Trustee Jeffrey Golden and the Interested Parties present, namely Houser Bros Co and Janine Jasso, Esq. and Huntington Beach Gables Homeowners Association that Debtor believed her petition was inaccurate and she would be amending her petition concerning several areas one that the Registered Owner of the 2014 Manufactured Home as of the date the Petition was filed and that debtor received from HCD a Title Search dated July 27, 2021, which reflected Jamie Lynn Gallian as the Registered Owner perfected 2/25/2021, however J-Pad, LLC 1/14/2019 perfected Certificate of Title was mistakenly removed when it was only requested Mr. Pierpont 8/20/20, Encumbrance be removed.

HCD Riverside Manager, Ms. Sylvia Cruz spoke to debtor instructed debtor when she received the Original Certificate of Title from Sacramento in the US Mail, which debtor did receive approximately August 5, 2021, to take the form that was printed August 3, 2021, to HCD in Riverside to correct and re-add J-Pad, LLC1/14/2019 as the Legal Owner back to the Certificate of Title.

Debtor was informed at the Riverside office she would have to pay a second fee of 1 approximately \$118.00 to HCD Riverside to correct the error which was made by the 2 Sacramento Registration and Titling Department at the beginning of July 2021. Debtor paid 3 4 \$118.00 by an assigned DTN number approximately July 14, 2021, and again on or about August 5 6, 2021, at HCD Riverside using an ATM card to make the correction on August 6, 2021 6 reflected on the Title Search dated August 11, 2021 provided by email to debtor by HCD 7 Riverside Technician Sarina provided to the Trustee. 8 On the petition date July 9, 2021, the registered title owner of the manufactured home 9 located at 16222 Monterey Lane, Unit #376, Huntington Beach, CA 92649 ("Property") was 10 Jamie Lynn Gallian as of February 25, 2021, the date J-Sandcastle Co LLC signed and dated to 11 12 release the Certificate of Title to Jamie Lynn Gallian, notarized the same date. 13 J-Sandcastle Co, LLC ("J-Sandcastle LLC") was subject to perfected UCC-1 filing 14 1/14/2019, supported by a Security Instrument and Promissory Note dated November 16, 2018, 15 executed at Central Justice Center between J-Sandcastle Co LLC, Jamie Lynn Gallian, Member 16 and Jamie Lynn Gallian, Lender and J-Pad, LLC, it's Manager and the holder of the Note with all legal owners, J-Pad, LLC perfected under Certificate of Title ("COTA") under the laws of the 18 19 State of California. 20 Debtor's Schedules further reflect that she the sole owner of J-Sandcastle LLC. Because 21 the LLC was listed as the registered owner of the manufactured home on the Petition Date, the 22 debtor disclosed the name of the LLC on the debtor's petition and disclosed on Schedule AB she 23 had an interest in the property. 24 Debtor resides in the home and it is debtors home and property of debtor's Estate. Debtor 25 is entitled to a homestead exemption. 26

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### <u>Transferring Exempt Property May Not be a Fraudulent Transfer Under California Law</u>

Debtor wants to maximize the amount of property she gets to keep, to avoid, any creditor collection efforts, especially efforts to collect her personal residence.

California laws create a specific, statutory exclusion from fraudulent transfer claims for property that has no equity beyond an <u>exemption</u>, including transferring a personal residence subject to <u>California's homestead exemption</u>. Such transfers may be entirely exempt from an attack as a <u>fraudulent transfer in California court</u>, also known as fraudulent conveyance, or voidable transaction.

# The Language of California's Uniform Voidable Transactions Act Excludes Exempt Property, Including a Personal Residence Subject to a Homestead Exemption

Under the California Uniform Voidable Transactions Act (UVTA), creditors can attack as an actually fraudulent transfer a "**transfer**" made "With actual intent to hinder, delay, or defraud any creditor of the debtor" or "Without receiving a reasonably equivalent value in exchange for the transfer or obligation...." California Civil Code § 3439.04. Creditors can also seek to avoid as a constructively fraudulent transfer any "**transfer**" made "without receiving a reasonably equivalent value in exchange for the transfer or obligation and the debtor was insolvent at that time or the debtor became insolvent as a result of the transfer or obligation." <u>California Civil</u> Code § 3439.05.

In turn, the definitions under the California Uniform Voidable Transactions Act provides that "'**Transfer**' means every mode, direct or indirect, absolute or conditional, voluntary or involuntary, of disposing of or parting with an asset or an interest in an asset, and includes payment of money, release, lease, license, and creation of a lien or other encumbrance." California Civil Code § 3439.01(m).

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Definitions under the California Uniform Voidable Transactions Act also provide that: "'Asset' means **property** of a debtor, but the term **does not include** the following:

- (1) Property to the extent it is encumbered by a valid lien.
- (2) Property to the extent it is generally exempt under nonbankruptcy law." California Civil Code, § 3439.01(a).

Debtor's previous property residence was sold on October 31, 2018, was exempted under California's exemption laws and is excluded from the definition of an asset that can be subject to a claim that of being a fraudulent transfer. This exemption has been explained by one California court in 2019, "the [California] UVTA defines an asset as the 'property of a debtor,' excluding property 'to the extent it is encumbered by a valid lien[,]' and 'to the extent it is generally exempt under nonbankruptcy law.' ([California Civil Code] § 3439.01, subd. (a).) As noted by the Legislative Committee Comments, the definition of asset 'requires a determination that the property is subject to enforcement of a money judgment.

Under Section 704.210 of the Code of Civil Procedure, property that [is not] subject to enforcement of a money judgment is exempt.' (Legis. Com., com., 12A pt. 2 West's Ann. Civ. Code (2016 ed.) foll. § 3439.01, p. 253.)" Potter v. Alliance United Ins. Co. (2019) 37 Cal.App.5th 894, 906.

The decision follows a 1994 California court of appeal opinion: "It has long been the rule that a gift, sale, or pledge of any part of a homestead cannot, under any circumstances, be with intent to defraud a creditor not having a lien upon the premises, for a creditor is not entitled to complain of the transfer by the debtor of an asset which he could not have reached, had the debtor retained it. If the homestead is valid, no attempted disposition or conveyance of the property, however fraudulent, injures the creditor. For such act, leaves the creditor in the same position in which he would have been before it was done.

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A Debtor's attempt to defeat her creditors is not commendable, such conduct neither enlarges plaintiff's rights, nor gives him benefits as punishment of debtor. In such circumstances the defendant's motives are immaterial." *Tassone v. Tovar* (1994) 28 Cal.App.4th 765, 768 (quoting *Oppenheim v. Goodley* (1957) 148 Cal.App.2d 325, 328).

"Mehrtash [v. Mehrtash (2001) 93 Cal.App.4th 75, 80] rightly affirmed the longstanding principle that injury-in-fact is an essential element of a claim under the UFTA [Uniform Fraudulent Transfer Act], and we follow that principle in the present case. A creditor has not been injured unless the transfer puts beyond reach property the creditor could subject to payment of his or her debt." Fidelity National Title Ins. Co. v. Schroeder (2009) 179 Cal. App. 4th 834, 845.

The Fidelity court continued that: "Rather, we reiterate and adopt the following language of the *Mehrtash* opinion: 'Even assuming the allegedly fraudulent conveyance were set aside and the property were hypothetically available to enforce the plaintiff's money judgment, it could not be sold without a court order because it is the [debtor's dwelling], and could not be sold without a minimum bid equal to [all] encumbrances and senior liens [plus] the homestead exemption. The plaintiff produced no evidence that the value of the property could support any net recovery for her in the event the conveyance were set aside.' (Mehrtash, supra, 93 Cal.App.4th at p. 81) The evidence at trial showed that *Fidelity* could not have obtained any net recovery if the transfer were set aside and a forced sale of the property was sought." Fidelity National Title Ins. Co. v. Schroeder (2009) 179 Cal.App.4th 834, 847.

A number of secondary sources have also discussed this requirement of an of an "injury" to creditor required to attack a transfer as fraudulent under California law. See Requirement of Injury to Creditor., 8 Witkin, Cal. Proc. 5th Enf Judgm § 497 (2020); 16A Cal. Jur. 3d Creditors' Rights and Remedies § 406 ("A creditor [has not] been injured unless the transfer puts beyond

the creditor's reach property that he or she otherwise would be able to subject to the payment of his or her or her debt"); Prelawsuit Considerations, Cal. Prac. Guide Enf. J. & Debt (Rutter Group 2020) Ch. 3-C, 3:318.1 ("Mehrtash v. Mehrtash (2001) 93 CA4th 75, 81, 112 CR2d 802, 806—real property conveyance not fraudulent where plaintiff not injured (no evidence that value of property could support net recovery with mortgages, senior liens and homestead exemption)").

Transferring a Home with No Equity May be Excluded from California's Fraudulent

# Transferring a Home with No Equity May be Excluded from California's Fraudulent Transfer Laws

The law is that: "A transfer in fraud of creditors may be attacked only by one who is injured by the transfer. A creditor [does not] sustain injury unless the transfer puts beyond his reach property which he otherwise would be able to subject to the payment of his debt." *Haskins* v. Certified Escrow & Mortg. Co., (1950) 96 Cal. App. 2d 688, 691.

Since Houser Bros Co, Huntington Beach Gables Homeowners Association or Janine Jasso, [would not] have benefited from collecting on a debtor's property with no equity, transferring such property should generally not be considered a fraudulent conveyance.

Priority claims are paid ahead of general unsecured creditors but may not be paid out of encumbered assets absent secured creditor consent or application of § 506(c). See Gravel, Shea & Wright, Ltd. v. Bank of New England (In re New England Carpet Co.), 744 F.2d 16, 17 (2d Cir. 1984); General Elec. Credit Corp. v. Levin & Weintraub (In re Flagstaff Foodservice Corp.), 739 F.2d 73, 76 (2d Cir. 1984); In re Trim-X, Inc., 695 F.2d 296, 301 (7th Cir. 1982); In re American Resources Management Corp., 51 B. R. 713, 721 (Bankr. D. Utah 1985).

For all of the above reasons, Debtor respectfully requests this Court deny the Motion by Houser Bros Co., Huntington Beach Gables Homeowners Association and Janine Jasso, Esq. all interested parties objecting to debtors claimed homestead exemption.

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#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 5801 SKYLAB ROAD HUNTINTON BEACH, CA 92647

A true and correct copy of the foregoing document entitled (*specify*): **DEBTORS REPLY OPPOSITION**TO HOUSER BROS. CO. dba RANCHO DEL REY MOBILE HOME ESTATES' MOTION TO

TO DEBTOR'S CLAIMED HOMESTEAD EXEMPTION JOINDER OF GABLES HOA AND JANINE JASSO

will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

- 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) May 31, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:
  - Aaron E DE Leest adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com
  - Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
  - Jeffrey I Golden (TR) lwerner@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com
  - D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmend o za@ecf.courtdrive.com
  - Brandon J Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
  - Eric P Israel eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com
  - Laila Masud Imasud@marshackhays.com, Imasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com
  - Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
  - Valerie Smith claims@recoverycorp.com
  - United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

#### 2. SERVED BY UNITED STATES MAIL:

On (date) May 31, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows: Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Janine Jasso, Esq. 16025 Warmington Lane Huntington Beach, CA 92649 Michael D Poole Feldsott & Lee 23161 Mill Creek Dr Ste 300 Laguna Hills, CA 92653

- 3. <u>SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL</u>: (state the method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) May 31, 2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows: Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.
  - The Honorable Erithe A. Smith, USBC, 411 West Fourth Street, Santa Ana, CA 92701
- Janine B. Jasso, Esq., j9 jasso@yahoo.com

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

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May 31, 2022Robert McLellandRobert McLellandDatePrinted NameSignature

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

ROBERT P. WARMINGTON 16592 Hale Avenue Irvine, California 92714

\$5.00

- The state of the

5K 13383 PG 1868

RECORDED AT REQUEST OF FIRST AMER. TITLE INS. CO. IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

8:01 A.M. NOV 6 1979

LEE A. BRANCH, County Recorder

(Space above line for Recorder's use only)

#### COVENANT RUNNING WITH THE LAND

79, THIS INSTRUMENT is made this 19 day of October, 1979, by HOUSER BROS. CO., a California limited partnership ("Houser") whose sole general partners are Clifford C. Houser and Vernon F. Houser.

#### RECITALS

- Houser is the owner of certain real property in the City of Huntington Beach, County of Orange, State of California, described as Parcels 1 and 2 as shown on a Parcel Map recorded in Book 108, Pages 47 and 48, inclusive, of Parcel Maps in the Office of the County Recorder of said County (hereinafter "Parcel 1" and "Parcel 2" respectively).
- B. Concurrently herewith, Houser is leasing Parcel 1 to ROBERT P. WARMINGTON, a married man ("Warmington") by a Ground Lease of even date herewith (the "Ground Lease"), a memorandum of which is being recorded concurrently or substantially concurrently with this instrument.
- Pursuant to the Ground Lease, Warmington may use Parcel 1 to develop thereon single-family residences or condominiums. The Ground Lease further provides that access to Parcei 1 from Edinger Avenue (the abutting public street) is to be had over a portion of Monterey Lane, a private street located on right-of-way easements on either side of the southerly boundary of Parcel 1 with Parcel 2. The maintenance of the portion of Monterey Lane as to which Warmington (and the residents of homes or condominiums to be built by Warmington on Parcel 1) has easement rights is the responsibility of Houser as Landlord under the Ground Lease as provided therein.
- It is the intention of Houser and Warmington that Houser's obligations under the Ground Lease also run with and bind a portion of Parcel 2 and the successive owners thereof as described in this instrument.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt of which is hereby acknowledged, including without limitation, Warmington's execution of the Ground Lease, House hereby covered that the second consideration and the constant of the foregoing and other than the constant of the foregoing and other good and valuable consideration of the foregoing and other good and valuable consideration, the receipt of which is the constant of the foregoing and other good and valuable consideration, the receipt of which is hereby acknowledged, including without limitation, warming the constant of the foregoing and other good and valuable consideration, the receipt of which is hereby acknowledged, including without limitation, warming the constant of the foregoing and the constant of the foregoing and the constant of the consta enants, declares and agrees that Houser's obligations as

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ORANGE,CA Document: CA 13383.1868 Page 1 of 3

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Landlord concerning Monterey Lane as set forth in Section 7.9 of the unrecorded Option Agreement between Landlord and Tenant, as optionor and optionee respectively, which preceded the execution of the Ground Lease, hereby incorporated herein by reference, are also covenants running with the portion of Parcel 2 described by extending the southerly boundary of Parcel 1 parallel to Edinger Avenue to the westerly boundary of Parcel 2, and every portion of the area so described (the "Covenant Area"), and shall bind the Covenant Area, Houser and Houser's heirs, assigns, repre-Covenant Area, Houser and Houser's heirs, assigns, representatives and successors in interest for the benefit of Warmington and the leasehold estate in Parcel 1 under the Ground Lease and any portions into which it may be divided, by Pacidential Leases (as defined in the Ground Lease) or by Residential Leases (as defined in the Ground Lease) or otherwise. In the event of a breach of the foregoing covenants, or any of them, Warmington may seek any remedy available at law or in equity, including without limitation an action seeking damages, to seek specific enforcement thereof, or to enjoin the breach or continued breach there thereof, or to enjoin the breach or continued breach thereof. It is specifically understood that any of the foregoing remedies may be employed at the option of Warmington, and the failure to do so upon any one or more of any such breach shall not be a waiver of the right to employ any of such remedies upon the continuance of such breach or any subsequent breach. As used in the foregoing, "Warmington" shall include any of Warmington's heirs, successors or shall include any of Warmington's heirs, successors or warmington's leasehold estate under the Ground Lease in Parcel 1 or any portion into which it may be divided and any leasee under a Residential Lease, Consumer Sublease or Affiliate Sublease (as defined in the Ground Lease) Affiliate Sublease (as defined in the Ground Lease); provided, however, lessees under such Residential Leases and sublessees under such Consumer Subleases shall not have the sublessees under such Consumer Subleases shall not have the right to enforce such covenant except on the majority vote of the association of such lessees or sublessees formed by Warmington to manage Parcel 1. If Warmington or such lessees under such Residential Leases acquire the fee interest in all or a portion of Parcel 1, the benefit of the covenant described above shall run in favor of such foo covenant described above shall run in favor of such fee interests and their successors therein, but subject to the same restriction concerning enforceability by residents of Parcel 1 set forth above. Nothing herein shall relieve Warmington or lessees under such Residential Leases or sublessees under such Consumer Subleases from their obligations to pay for a share in the maintenance of the portion of Monterey Lane used to gain access to Parcel 1.

IN WITNESS WHEREOF, Houser has executed this instrument on the day and year first above written.

HOUSER BROS. CO., a California limited partnership by its general partners

By Clifford 6 House Clifford C. Houser

By Comon & Johnson Vernon F. Houser

ORANGE,CA Document: CA 13383.1868 Page 2 of 3

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BK 13383 PG 1870

STATE OF CALIFORNIA ) ss. COUNTY OF ORANGE

On this 19th day of Containe , 1979, before me, a Notary Public, personally appeared Clifford C. Houser and Vernon F. Houser, known to me to be the general partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed

WITNESS my hand and official seal.



Notary Public in County and State

# STATE OF CALIFORNIA CERTIFICATE OF LIMITED PARTNERSHIP—FORM LP-1 IMPORTANT—Read instructions on back before completing this form

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**ADDRESS** 

CITY AND

STATE
ZIP CODE

6971-A Lincoln Ave.

Buena Park, CA. 90620

This Certificate is presented for filing pursuant to Chapter 3, Article 2, Section 15621, California Corporations Code. 1. NAME OF LIMITED PARTNERSHIP The Gables Mobile Home Estates, A CALIFORNIA LIMITED PARTNERSHIP 2. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE 4. ZIP CODE Buena Park. <u>6971-A Lincoln Ave.</u> 90620 5. STREET ADDRESS OF CALIFORNIA OFFICE IF EXECUTIVE OFFICE IN ANOTHER STATE 6. CITY 7. ZIP CODE 8. COMPLETE IF LIMITED PARTNERSHIP WAS FORMED PRIOR TO JULY 1, 1984 AND IS IN EXISTENCE ON DATE THIS CERTIFICATE IS EXECUTED. May 26. 19<u>81</u> THE ORIGINAL LIMITED PARTNERSHIP CERTIFICATE WAS RECORDED ON WITH THE <u>Orange</u> 33003 RECORDER OF COUNTY FILE OR RECORDATION NUMBER 9. NAMES AND ADDRESSES OF ALL GENERAL PARTNERS: (CONTINUE ON SECOND PAGE, IF NECESSARY) Ben Rochelle NAME: 1333 S. Beverly Glen Dr. ADDRESS: Los Angeles, CA. CA. 90024 CITY: STATE ZIP CODE 9A. NAME: Russell Jay ADDRESS: 1111 Dolphin Terrace Corona Del Mar, CITY: CA. 92625 STATE ZIP CODE 98. NAME: M.L. McGaughy 910 S. Western Ave. ADDRESS: STATE 92804 CITY: Anaheim, CA. ZIP CODE 10. NAME AND ADDRESS OF AGENT FOR SERVICE OF PROCESS NAX XXXXXXXXXXXXX NAME: M. L. McGaughy ADDRESS: 6971-A Lincoln Ave. Buena Park, CA. 90620 CITY: STATE ZIP CODE 11. TERM FOR WHICH THIS PARTNERSHIP IS TO EXIST Life of lease on property. 12. FOR THE PURPOSE OF FILING AMENDMENTS, DISSOLUTION AND CANCELLATION CERTIFICATES PERTAINING TO THIS CERTIFICATE, THE ACKNOWLEDGMENT OF GENERAL PARTNERS IS REQUIRED. 13. ANY OTHER MATTERS THE GENERAL PARTNERS DESIRE TO INCLUDE IN THIS CERTIFICATE MAY BE NOTED ON SEPARATE PAGES AND BY REFERENCE HEREIN IS A PART OF THIS CERTIFICATE. NUMBER OF PAGES ATTACHED IT IS HEREBY DECLARED THAT I AM (WE ARE) THE PERSON(S) WHO EXECUTED THIS CERTIFICATE OF LIMITED PARTNERSHIP, WHICH EX-ECUTION IS MY (OUR) ACT AND DEED (SEE INSTRUCTIONS) THIS SPACE FOR FILING OFFICER USE (FILE NUMBER: DATE OF FILING) SIGNATURE OF GENERAL PARTNER DATE TITLE OR DESIGNATION DATE In the office of the Secretary of State of the State of California 16. RETURN ACKNOWLEDGMENT TO: **SEP 19 1985** NAME The Gables Mobile Home Estates

RECEIVED

Headquarters

JUL 18 1980

Department of Read Entre

# DEPARTMENT OF REAL ESTATE OF THE STATE OF CALIFORNIA

JUL 1 1 1980

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Dept. of Real Estate

(213) 620-2700

Los Angelos Subdivisions
CONDOMINIUMS

In the matter of the application of

FINAL SUBDIVISION
PUBLIC REPORT

ROBERT P. WARMINGTON COMPANY, A California Corporation

FILE NO. 46,370 LA

ISSUED

JUNE 19, 1980

EXPIRES

JUNE 18, 1985

for a Final Subdivision Public Report on

TRACT NUMBER 10542 THE GABLES-HUNTINGTON BEACH

ORANGE COUNTY, CALIFORNIA

This Report Is Not a Recommendation or Endorsement of the Subdivision
But Is Informative Only.

Buyer or Lessee Must Sign That He Has Received and Read This Report.

This Report Expires on Date Shown Above. If There Has Been a Material Change in the Offering, an Amended Public Report Must Be Obtained and Used in Lieu of This Report.

Section 35700 of the California Health and Safety Code provides that the practice of discrimination because of race, color, religion, sex, marital status, national origin or ancestry in housing accommodations is against public policy.

Under Section 125.8 of the California Business and Professions Code, California real estate licensees are subject to disciplinary action by the Real Estate Commissioner if they make any discrimination, distinction or restriction in negotiating a sale or lease of real property because of the race, color, sex, religion, encestry or national origin of the prospective buyer. If any prospective buyer or lesses believes that a licensee is guilty of such conduct, he or she should contact the Department of Real Estate.

Information Regarding Schools can be found on Page

8 and 9 of this report.

READ THE ENTIRE REPORT on the following pages before contracting to purchase a lot in this SUBDIVISION.

#### SPECIAL NOTES

1. THE UNIFORM BUILDING CODE, CHAPTER 70, PROVIDES FOR LOCAL BUILD-ING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM GEOLOGIC HAZARDS SUCH AS LAND-SLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION OR SUBSIDENCE. THIS SUBDIVISION IS LOCATED IN AN AREA WHERE SOME OF THESE HAZARDS MAY EXIST. SOME CALIFORNIA COUNTIES AND CITIES HAVE ADOPTED ORDINANCES THAT MAY OR MAY NOT BE AS EFFECTIVE IN THE CONTROL OF GRADING AND SITE PREPARATION.

PURCHASERS MAY DISCUSS WITH THE DEVELOPER, THE DEVELOPER'S ENGINEER, THE ENGINEERING GEOLOGIST AND THE LOCAL BUILDING OFFICIALS TO DETERMINE IF THE ABOVE-MENTIONED HAZARDS HAVE BEEN CONSIDERED AND IF THERE HAS BEEN ADEQUATE COMPLIANCE WITH CHAPTER 70 OR AN EQUIVALENT OR MORE STRINGENT GRADING ORDINANCE DURING THE CONSTRUCTION OF THIS SUBDIVISION.

- 2. NO ESCROWS FOR THE SALE OF UNITS WILL CLOSE UNTIL ALL SOILS AND FILL WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER AND A NOTICE OF COMPLETION COVERING THE COMMON AREA IMPROVEMENTS HAS BEEN FILED OF RECORD.
- 3. THIS PROJECT IS A COMMON-INTEREST SUBDIVISION OF THE TYPE RE-FERRED TO AS A "CONDOMINIUM". IT WILL BE OPERATED BY AN INCOR-PORATED OWNERS ASSOCIATION.
- 4. SINCE THE COMMON PROPERTY AND FACILITIES WILL BE MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS, AND IT'S ESSENTIAL THAT THIS ASSOCIATION BE FORMED EARLY AND PROPERLY, THE DEVELOPER MUST:
  - COMPLETE ALL COMMON FACILITIES BY APPROXIMATELY JUNE, 1980.
     (SECTION 11018.5 OF THE BUSINESS AND PROFESSIONS CODE.); AND
  - b. PAY ALL THE MONTHLY ASSESSMENTS WHICH HE OWES TO THE HOME-OWNERS ASSOCIATION FOR UNSOLD UNITS. THE PAYMENTS MUST COMMENCE ON THE FIRST DAY OF THE MONTH AFTER SUBDIVIDER CLOSES FIRST SALE. (REGULATIONS 2792.9 AND 2792.16).

#### THE HOMEOWNER ASSOCIATION MUST:

- c. CAUSE THE FIRST ELECTION OF THE ASSOCIATION'S GOVERNING BODY TO BE HELD WITHIN 45 DAYS AFTER 51% SELL-OUT, OR IN ANY EVENT, NO LATER THAN SIX MONTHS AFTER CLOSING THE FIRST SALE. (REGULATIONS 2792.17 AND 2792.19); AND
- d. PREPARE AND DISTRIBUTE TO ALL HOMEOWNERS A BALANCE SHEET AND INCOME STATEMENT. (REGULATION 2792.22).

# COMMON INTEREST SUBDIVISION GENERAL INFORMATION

The project described in the attached Subdivision Public Report is known as a common-interest subdivision. Read the Public Report carefully for more information about the type of subdivision. The subdivision includes common areas and facilities which will be owned and/or operated by an owners' association. Purchase of a lot or unit automatically entities and obligates you as a member of the association and, in most cases, includes a beneficial interest in the areas and facilities. Since membership in the association is mandatory, you should be aware of the following information before you purchase:

Your ownership in this development and your rights and remedies as a member of its association will be controlled by governing instruments which generally include a Declaration of Restrictions (also known as CC&R's), Articles of Incorporation (or association) and Bylaws. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law. Study these documents carefully before entering into a contract to purchase a subdivision interest.

In order to provide funds for operation and maintenance of the common facilities, the association will levy assessments against your lot/unit. If you are delinquent in the payment of assessments, the association may enforce payment through court proceedings or your lot/unit may be lieued and sold through the exercise of a power of sale. The anticipated income and expenses of the association, including the amount that you may expect to pay through assessments, are outlined in the proposed budget. Ask to see a copy of the budget if the subdivider has not already made it available for your examination.

A homeowner association provides a vehicle for the ownership and use of recreational and other common facilities which were designed to attract you to buy in this subdivision. The association also provides a means to accomplish architectural control and to provide a base for homeowner interaction on a variety of issues. The purchaser of an interest in a common interest subdivision should contemplate active participation in the affairs of the association. He or she should be willing to serve on the board of directors or on committees created by the

board. In short, "they" in a common interest subdivision is "you". Unless you serve as a member of the governing board or on a committee appointed by the board, your control of the operation of the common areas and facilities is limited to your vote as a member of the association. There are actions that can be taken by the governing body without a vote of the members of the association which can have a significant impact upon the quality of life for association members.

Until there is a sufficient number of purchasers of lots or units in a common-interest subdivision to elect a majority of the governing body, it is likely that the subdivider will effectively control the affairs of the association. It is frequently necessary and equitable that the subdivider do so during the early stages of development. It is vitally important to the owners of individual subdivision interests that the transition from subdivider to resident-owner control be accomplished in an orderly manner and in a spirit of cooperation.

When contemplating the purchase of a dwelling in a common-interest subdivision, you should consider factors beyond the attractiveness of the dwelling units themselves. Study the governing instruments and give careful thought to whether you will be able to exist happily in an atmosphere of cooperative living where the interests of the group must be taken into account as well as the interests of the individual. Remember that managing a common-interest subdivision is very much like governing a small community . . . the management can serve you well, but you will have to weak for its massess.



## SPECIAL NOTES (Continued)

- 5. THE SUBDIVIDER HAS STATED THAT HE WILL PROVIDE YOU WITH A COPY OF THE ARTICLES OF INCORPORATION, RESTRICTIONS AND BYLAWS, ONLY BY POSTING THEM IN A PROMINENT LOCATION IN THE SALES OFFICE. THESE DOCUMENTS CONTAIN NUMEROUS MATERIAL PROVISIONS THAT SUBSTANTIALLY AFFECT AND CONTROL YOUR RIGHTS, PRIVILEGES, USE, OBLIGATIONS AND COSTS OF MAINTENANCE AND OPERATION. YOU SHOULD READ AND UNDERSTAND THESE DOCUMENTS BEFORE YOU OBLIGATE YOURSELF TO PURCHASE A UNIT.
- 6. THE SUBDIVIDER STATED HE WILL NOT FURNISH THE CURRENT BOARD OF OFFICERS OF THE HOMEOWNERS ASSOCIATION THE BUILDING PLANS TO IN-CLUDE DIAGRAMS OF LOCATION OF MAJOR COMPONENTS, UTILITIES, AND RELATED DATA.
  - THESE ITEMS WILL BE IMPORTANT TO THE BOARD OF OFFICERS OR THOSE WHO WILL MANAGE OR REPAIR COMMON FACILITIES IN THIS SUBDIVISION.
- 7. SINCE THE SUBDIVIDER STATES HE WILL NOT FURNISH THE SAID PLANS AND DIAGRAMS, THE BOARD OF OFFICERS OF THE HOMEOWNER ASSOCIATION SHOULD TRY TO OBTAIN THEM FROM THE CONTRACTORS WHO WORKED ON THE PROJECT OR FROM THE COUNTY/CITY BUILDING DEPARTMENT.
- 8. THE SUBDIVIDER HAS AN INTEREST IN THE ESCROW COMPANY WHICH IS TO BE USED IN CONNECTION WITH THE SALE OR LEASE OF UNITS IN THIS SUBDIVISION. THE NATURE OF THE SUBDIVIDER'S INTEREST IS SET FORTH IN THE ESCROW INSTRUCTIONS WHICH ARE TO BE USED.
- 9. IF YOU ACQUIRE TWO OR MORE UNITS YOU MAY BE REQUIRED TO OBTAIN AN AMENDED PUBLIC REPORT BEFORE OFFERING TWO OR MORE OF THE UNITS FOR SALE TO OTHERS. IF YOU INTEND TO SELL TWO OR MORE UNITS OR LEASE THEM FOR MORE THAN ONE YEAR, YOU ARE REQUIRED TO OBTAIN AN AMENDED SUBDIVISION PUBLIC REPORT BEFORE YOU CAN OFFER THE UNITS FOR SALE OR LEASE.
- 10. WARNING: WHEN YOU SELL YOUR LEASEHOLD INTEREST IN A CONDOMINIUM UNIT TO SOMEONE ELSE, YOU MUST GIVE THAT PERSON A COPY OF THE DECLARATION OF RESTRICTIONS, THE ARTICLES OF INCORPORATION AND OF THE BYLAWS. IF YOU FORGET TO DO THIS, IT MAY COST YOU A PENALTY OF \$500.00 -- PLUS ATTORNEY'S FEES PLUS DAMAGES. (SEE CIVIL CODE SECTION 1360.)

INTERESTS TO BE CONVEYED: You will receive a lease to a specified unit, together with an undivided fractional leasehold interest as a tenant in common in the common area together with a membership in "The Gables-Huntington Beach Homeowners Association" and rights to use the common area.

LOCATION AND SIZE: This subdivision is located at Edinger Avenue and Monterey Street within the city limits of Huntington Beach and is serviced by the usual city amenities.

This is a single phase project which consists of approximately 7.605 acres on which twenty buildings containing 80 units and 100 garage spaces, 100 driveway spaces, 59 on-street guest spaces and 53 off-street guest space will be constructed, together with common facilities consisting of a swimming pool, jacuzzi, cabana, volley ball court, landscaped areas and private drives which will be constructed

MANAGEMENT AND OPERATION: The Gables-Huntington Beach Homeowners Association, which you must join, manages and operates the common areas in accordance with the Restrictions, Articles of Incorporation and the Bylaws.

MAINTENANCE AND OPERATIONAL EXPENSES: The subdivider has submitted a budget for the maintenance and operation of the common areas and for long-term reserves. This budget was reviewed by the Department of Real Estate. You should obtain a copy of this budget from the subdivider. Under this budget, the monthly assessment against each subdivision unit is \$65.74 of which \$13.84 is a monthly contribution to long-term reserves and is not to be used to pay for current operating expenses.

IF THE BUDGET FURNISHED TO YOU BY THE DEVELOPER SHOWS A MONTHLY ASSESSMENT FIGURE WHICH VARIES 10% OF MORE FROM THE ASSESSMENT AMOUNT SHOWN IN THIS PUBLIC REPORT, YOU SHOULD CONTACT THE DEPARTMENT OF REAL ESTATE BEFORE ENTERING INTO AN AGREEMENT TO PURCHASE.

The association may increase or decrease assessments at any time in accordance with the procedure prescribed in the CC&R's or Bylaws. In considering the advisability of a decrease (or a smaller increase) in assessments, care should be taken not to eliminate amounts attributable to reserves for replacement or major maintenance.

EXPENSES OF OPERATION ARE DIFFICULT TO PREDICT ACCURATELY AND EVEN IF ACCURATELY ESTIMATED INITIALLY, MOST EXPENSES INCREASE WITH THE AGE OF FACILITIES AND WITH INCREASES IN THE COST OF LIVING.

Monthly assessments will commence on all units during the month following the closing of the first sale of a unit. From that time, the subdivider is required to pay the association a monthly assessment for each unit which he owns, which has not been leased.

The remedies available to the association against owners who are delinquent in the payment of assessments are set forth in the CCaR's. These remedies are available against the subdivider as well as against other owners.

#### MAINTENANCE AND OPERATIONAL EXPENSES: (Continued)

The subdivider has posted a bond as partial security for his obligation to pay these assessments. The governing body of the association should assure itself that the subdivider has satisfied his obligations to the association with respect to the payment of assessments before agreeing to a release or exoneration of the security.

EASEMENTS: Easements for utilities and other purposes are shown on the Title Report and Subdivision Map recorded in the Office of the Orange County Recorder, Book 456 of Miscellaneous Maps, Pages 48 thru 49 and Condominium Plan recorded in Book 13358, Page 1193.

TITLE: Title is vested in Houser Bros. Co., a limited partnership, subject to:

A Ground Lease dated October 19, 1979, executed by Houser Bros. Co., a limited partnership, as Lessor, and Robert P. Warmington, a married man, as Lessee, a memorandum of which was recorded October 22, 1979 in Book 13362, Page 320 of Official Records and re-recorded December 6, 1979 in Book 13424, Page 499 of Official Records. Robert P. Warmington in turn has sublet the Ground Lease to Robert P. Warmington Co., a California corporation, the applicant.

RESTRICTIONS: This subdivision is subject to Restrictions recorded in the Office of the Orange County Recorder, Book 13618, Page 982.

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS, YOU SHOULD READ THE RESTRICTIONS. THE SUBDIVIDER SHOULD MAKE THEM AVAILABLE TO YOU.

WATER RIGHTS: You will not own the water rights under your land below a depth of 500 feet. These have been dedicated to the City of Huntington Beach. The right to surface entry has been waived.

USES AND ZONING: Property to the south is zoned MH (Mobilehome).

TAXES: The maximum amount of any tax on real property that can be collected annually by counties is 1% of the full cash value of the property. With the addition of interest and redemption charges on any indebtedness, approved by voters prior to July 1, 1978, the total property tax rate in most counties is approximately 1.25% of the full cash value.

For the purchaser of a lot or unit in this subdivision, the "full cash value" of the lot or unit will be the valuation, as reflected on the tax roll, determined by the county assessor as of the date of purchase of the lot or unit or as of the date of completion of an improvement on the lot if that occurs after the date of purchase.

CONDITIONS OF SALE: If your purchase involves financing, a form of deed of trust and note will be used. These documents may contain the following provisions:

An Acceleration Clause. This means that if you sell the property or default in your payment, the lender may declare the entire unpaid loan balance immediately due and payable.

A Late Charge. This means that if you are late in making your monthly payment you may have to pay an additional amount as a penalty.

A <u>Prepayment Penalty</u>. This means that if you wish to pay off your loan in whole or in part before it is due, you may be required to pay an additional amount as a penalty in accordance with the terms of the loan.

Transfer of the interest to the purchaser may be by a lease. Your rights and responsibilities are governed by the specific terms of such lease. You should read the entire lease.

The lease includes the following provision:

If you do not pay your installment on time, you may lose your property and all money you have paid in.

BEFORE SIGNING, YOU SHOULD READ AND THOROUGHLY UNDERSTAND ALL LOAN DOCUMENTS.

PURCHASE MONEY HANDLING: The subdivider must impound all funds received from you in an escrow depository until legal title is delivered to you. (Refer to Sections 11013 and 11013.2(a) of the Business and Professions Code.)

If the escrow has not closed on your unit within one (1) year of the date of your deposit receipt, you may request return of your deposit.

FILLED GROUND: The common area contains filled ground varying to a maximum depth of 3.6 feet. These soils are to be properly compacted for the intended use under the supervision of a State licensed engineer.

FLOOD AND DRAINAGE: Orange County advises as follows:

The land lies within the historic floodplain of the Santa Ana River where the risk of floodng has been substantially reduced since the completion of Prado Dam and Reservoir by the U. S. Corps of Engineers in 1941. The largest flood-producing storm since completion of the dam occurred in 1969, an event which to the best information now available can be expected to recur on an average of 25 to 30 years over a long period of time. Peak discharges in 1969 seriously damaged the Santa Ana River levees within Orange County, but no outbreak occurred and the levees have now been repaired.

# FLOOD AND DRAINAGE: (Continued)

In a report entitled "Flood Insurance Study Huntington Beach, California" prepared by the U. S. Army Corps of Engineers for the Federal Insurance Administration, the Corps of Engineers indicates that the occurrence of a storm with a recurrence interval approximating 50 years or greater will generate flows exceeding the present capacity of the Santa Ana River Channel. Such flows will cause breaching of the river levee at indeterminable locations followed by widespread flooding of the Talbert Valley. It is believed impossible to predict in advance where such break-out might occur or what particular area would subsequently be inundated.

The Corps of Engineers recently completed a study proposing modification to the Santa Ana River in the County of Orange, to Prado Dam, and the construction of an additional dam in the Mentone area of San Bernardino County. However, it is impossible to predict when project authorization will be made by Congress, the appropriation approved, and the actual construction accomplished.

It is the opinion of this office that upon completion of the construction in accordance with the proposed grading, storm drain and street plans, the improvements on the building pads will be protected from flooding from storms occurring on an average of once every 50 years or less.

PUBLIC TRANSPORTATION: Bus service is available adjacent to the site on Edinger Avenue.

SCHOOLS: The Ocean View School District provides the following information:

School

Distance

Haven View School 16081 Waikiki Lane Huntington Beach, California 1/4 mile

The projected enrollment from the proposed tract is twenty K-8 grade students. The capacity of Haven View School is 510 and enrollment is 447.

The District shall provide free transportation to and from school for pupils who live beyond the minimum distances, as measured by the shortest route. Where hazardous conditions exist, transportation may be provided for students who live less than the minimum distances. Handicapped children will be provided transportation as needed.

The Huntington Beach Union High School District provides the following information:

School

Distance

Marina High School 15871 Springdale 1.7 miles

# SCHOOLS: (Continued)

Transportation is furnished at District expense to students living a distance fo more than three miles from their schools.

Huntington Beach Union High School District has aix comprehensive high schools with a total capacity of 16,367 and a current enrollment of 21,346. This student overload is being accommodated by temporary structures and extended day schedule. The impact of continued enrollment growth will accelerate the extension of the school day and the continued implementation of other housing alternatives until a new high school is constructed. Any new housing must be considered carefully based on the availability of schools in Huntington Beach Union High School District.

NOTE: This school information was correct as of the date of this report. Purchasers may contact the local school district for current information on school assignments, facilities and bus service.

For further information in regard to this subdivision, you may call (213) 620-2700 or examine the documents at the Department of Real Estate, 107 South Broadway, Suite 7001, Los Angeles, CA 90012.

# California Business and Professions Code Section 11012

CA Bus & Prof Code § 11012 (2017)

It is unlawful for the owner, his or her agent, or subdivider, of the project, after it is submitted to the Bureau of Real Estate, to materially change the setup of such offering without first notifying the bureau in writing of such intended change. This section only applies to those changes of which the owner, his or her agent, or subdivider has knowledge or constructive knowledge.

(Amended by Stats. 2013, Ch. 352, Sec. 38. (AB 1317) Effective September 26, 2013. Operative July 1, 2013, by Sec. 543 of Ch. 352.)

# California Business and Professions Code Section 11010

CA Bus & Prof Code § 11010 (2017)

- (a) Except as otherwise provided pursuant to subdivision (c) or elsewhere in this chapter, any person who intends to offer subdivided lands within this state for sale or lease shall file with the Bureau of Real Estate an application for a public report consisting of a notice of intention and a completed questionnaire on a form prepared by the bureau.
- (b) The notice of intention shall contain the following information about the subdivided lands and the proposed offering:
- (1) The name and address of the owner.
- (2) The name and address of the subdivider.
- (3) The legal description and area of lands.
- (4) A true statement of the condition of the title to the land, particularly including all encumbrances thereon.
- (5) A true statement of the terms and conditions on which it is intended to dispose of the land, together with copies of any contracts intended to be used.
- (6) A true statement of the provisions, if any, that have been made for public utilities in the proposed subdivision, including water, electricity, gas, telephone, and sewerage facilities. For subdivided lands that were subject to the imposition of a condition pursuant to subdivision (b) of Section 66473.7 of the Government Code, the true statement of the provisions made for water

shall be satisfied by submitting a copy of the written verification of the available water supply obtained pursuant to Section 66473.7 of the Government Code.

- (7) A true statement of the use or uses for which the proposed subdivision will be offered.
- (8) A true statement of the provisions, if any, limiting the use or occupancy of the parcels in the subdivision.
- (9) A true statement of the amount of indebtedness that is a lien upon the subdivision or any part thereof, and that was incurred to pay for the construction of any onsite or offsite improvement, or any community or recreational facility.
- (10) A true statement or reasonable estimate, if applicable, of the amount of any indebtedness which has been or is proposed to be incurred by an existing or proposed special district, entity, taxing area, assessment district, or community facilities district within the boundaries of which, the subdivision, or any part thereof, is located, and that is to pay for the construction or installation of any improvement or to furnish community or recreational facilities to that subdivision, and which amounts are to be obtained by ad valorem tax or assessment, or by a special assessment or tax upon the subdivision, or any part thereof.
- (11) A notice pursuant to Section 1102.6c of the Civil Code.
- (12) (A) As to each school district serving the subdivision, a statement from the appropriate district that indicates the location of each high school, junior high school, and elementary school serving the subdivision, or documentation that a statement to that effect has been requested from the appropriate school district.
- (B) In the event that, as of the date the notice of intention and application for issuance of a public report are otherwise deemed to be qualitatively and substantially complete pursuant to Section 11010.2, the statement described in subparagraph (A) has not been provided by any school district serving the subdivision, the person who filed the notice of intention and application for issuance of a public report shall immediately provide the bureau with the name, address, and telephone number of that district.
- (13) (A) The location of all existing airports, and of all proposed airports shown on the general plan of any city or county, located within two statute miles of the subdivision. If the property is located within an airport influence area, the following statement shall be included in the notice of intention:

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

- (B) For purposes of this section, an "airport influence area," also known as an "airport referral area," is the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission.
- (14) A true statement, if applicable, referencing any soils or geologic report or soils and geologic reports that have been prepared specifically for the subdivision.
- (15) A true statement of whether or not fill is used, or is proposed to be used, in the subdivision and a statement giving the name and the location of the public agency where information concerning soil conditions in the subdivision is available.
- (16) On or after July 1, 2005, as to property located within the jurisdiction of the San Francisco Bay Conservation and Development Commission, a statement that the property is so located and the following notice: NOTICE OF SAN FRANCISCO BAY CONSERVATION AND **DEVELOPMENT COMMISSION JURISDICTION**

This property is located within the jurisdiction of the San Francisco Bay Conservation and Development Commission. Use and development of property within the commission's jurisdiction may be subject to special regulations, restrictions, and permit requirements. You may wish to investigate and determine whether they are acceptable to you and your intended use of the property before you complete your transaction.

(17) If the property is presently located within one mile of a parcel of real property designated as "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," "Farmland of Local Importance," or "Grazing Land" on the most current "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, utilizing solely the county-level GIS map data, if any, available on the Farmland Mapping and Monitoring Program Website. If the residential property is within one mile of a designated farmland area, the report shall contain the following notice:

## NOTICE OF RIGHT TO FARM

This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from

obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

- (18) Any other information that the owner, his or her agent, or the subdivider may desire to present.
- (c) The commissioner may, by regulation, or on the basis of the particular circumstances of a proposed offering, waive the requirement of the submission of a completed questionnaire if the commissioner determines that prospective purchasers or lessees of the subdivision interests to be offered will be adequately protected through the issuance of a public report based solely upon information contained in the notice of intention.

(Amended by Stats. 2013, Ch. 352, Sec. 35. (AB 1317) Effective September 26, 2013. Operative July 1, 2013, by Sec. 543 of Ch. 352.)

# California Business and Professions Code Section 11013

CA Bus & Prof Code § 11013 (2017)

For the purposes of this part, a blanket encumbrance shall be considered to mean a trust deed or mortgage or any other lien or encumbrance, mechanics' lien or otherwise, securing or evidencing the payment of money and affecting land to be subdivided or affecting more than one lot or parcel of subdivided land, or an agreement affecting more than one such lot or parcel by which the owner or subdivider holds said subdivision under an option, contract to sell, or trust agreement.

(Amended by Stats. 1955, Ch. 1863.)

5002

WEEK RECORDED RETURN TO:

MESERVE, NUMPER & HUGHES 5190 Campus Drive Newport Beach, CA 92660

Attn: Frank D. Stiefel

\$6,00 C1

BK 13580PG 1091

MECORDED IN OFFICIAL RECORDS OF DRANGE COUNTY, CALIFORNIA

MG 5'80 -3 99 P.M.

LEE A. BRANCH, County Recorder

# FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR THE HUNTINGTON BEACH GABLES

Tract 10542 City of Buntington Beach Orange County, California

This First Amendment to Declaration of Covenants, Conditions and Restrictions is made this 30 day of TILLY, 1980, by THE ROBERT P. WARMINGTON CO., a California corporation ("RPW Co."), HOUSER BROS. CO., a California limited partnership ("Houser") and ROBERT P. WARMINGTON, an individual ("Warmington").

WHEREAS, Houser is the owner of the fee interest in the following described property [the "Property"]:

Lots 1 and 2 of Tract No. 10542 as per map recorded in Book 456, Pages 49 and 50, inclusive, of Miscellaneous Maps, in the Office of the County Recorder of Orange County, California; and

WHEREAS, Warmington is the lessee of the Property; and

WHEREAS, RPW Co. is the sublessee and the developer of the improvements constructed on the Property, and is also the Declarant as that term is defined in that certain Declaration of Covenants, Conditions and Restrictions recorded May 28, 1980, in Book 13618, pages 982 through 1030, inclusive, Official Records of Oranga County, California (the "Declaration"); and

WERREAS, Warmington and RPW Co. intend to assign, convey and set over to ultimate consumers, various leasehold and fee interests in the Condominium Units, as defined in the Declaration, which collectively shell constitute the Condominium to be acquired by said consumer; and

WHEREAS, Warmington, Houser and RPW Co. desire to clarify the Declaration to insure that the interests so conveyed are inseparable and constitute the entire interest to be conveyed, which clarification requires an amendment to the Declaration.

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NOW THEREFORE, Warmington, Houser and RPW Co., do hereby declare as follows:

- That collectively they are the sole owners of the Property as their interests may appear.
- That they retain the exclusive and sole right to amend the Declaration.
- That, in furtherance of the foregoing, the following amendments are hereby made to the Declaration:
  - (a) Section 1.13 of the Declaration is hereby amended to read as follows:

"Section 1.13. Owner/Ownership: "Owner" shall mean and refer to the record assignee of the rights of Declarant and/or a lessee or sublessee to a Unit, but excluding those having such interest merely as security for the performance of an obligation. Such term shall also mean and refer to the Lessee or Lessor if either succeeds to the rights of said assignee through termination of any lease or sublesse or by any other means. All references herein to "ownership" shall mean and refer to the ownership of a leasehold or sublessehold interest."

- (b) Section 2.2 of the Declaration is hereby amended to read as follows:
- "Section 2.2. Elements of Condominium: Each Condominium shall be comprised of the following elements:
  - (a) A leasehold or sub-leasehold estate in a Unit as shown and defined on the Condominium Plan, excepting that portion of a Unit consisting of buildings and other improvements;
  - (b) An undivided one-eightieth (1/80) interest in a leasehold or subleasehold interest in the Common Area as shown and defined on the Condominium Plan, excepting that portion of the Common Area consisting of building and other improvements;
  - (c) An exclusive easement on the leasehold or subleasehold estate referred to in item (b) above, which easement is defined as Restricted Common Area as described on the Condominium Plan for entry, staircases and attic space relating to each Unit, excepting that portion consisting of buildings and other improvements;

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BK 13690PB 1093

- (d) A non-exclusive essement and right to use the leasehold or sub-leasehold estate referred to in item (b) above except the Restricted Common Area, excepting that portion consisting of buildings and other improvements;
- (e) A fee interest in that portion of a Unit, as shown and defined on the Condominium Plan, which consists of buildings and other improvements;
- (f) An undivided one eightieth (1/80) fee interest in and to those portions of the Common Area, as shown and defined on the Condominium Plan which consist of buildings and other improvements;
- (g) An exclusive easement on the fee estate referred to in item (f) above which easement is defined as Restricted Common Area as described on the Condominium Plan for entry, staircases and attic space relating to each Unit which consist of buildings and other improvements;
- (h) A non-exclusive easement and right to use the fee estate referred to in item (f) above except the Restricted Common Area, which consist of buildings and improvements; and
- (i) A membership in the Association."
- All other terms and conditions of the Declaration shall reamin in full force and effect.

IN WITHESS WHEREOF, the parties hereto have executed this First Amendment as of the day first above written, its effective date.

> THE ROBERT P. WARMINGTON CO., a California corporation

HOUSER BROS., CO., a California

Limited Partnership

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18565 Jamboree Road, Suite 275 Irvine, CA 92612 (949) 476-5757

# PRELIMINARY REPORT

Update 2

Our Order Number 2930005415-61

**Star Commercial Properties** 

Attention: DAVID PERRY

When Replying Please Contact:

Property Address: Martin Vique

title.orange@ortc.com Ph:(949)476-5755 Efax:(949)266-9509

Direct line: (855) 563-3827

4476 Alderport Unit 53, Huntington Beach, CA 92649

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 16, 2018, at 7:30 AM

# **OLD REPUBLIC TITLE COMPANY**

For Exceptions Shown or Referred to, See Attached

Page 1 of 6 Pages

ORT 3158-A (Rev. 08/07/08) 000083

The form of policy of title insurance contemplated by this report is:

Homeowner's Policy of Title Insurance - 2013; and ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

A CONDOMINIUM, AS DEFINED IN SECTION 783 OF THE CALIFORNIA CIVIL CODE, FOR A TERM OF YEARS AS SET FORTH IN THAT CERTAIN CONDOMINIUM SUBLEASE RECORDED NOVEMBER 7, 1980 AS FILE NO. 8696, IN BOOK 13824 PAGE 1294, OFFICIAL RECORDS, UPON AND SUBJECT TO ALL THE PROVISIONS THEREIN CONTAINED AND AS MODIFIED THEREOF RECORDED AUGUST 28, 2003 AS INSTRUMENT NO. 03-1044770, OFFICIAL RECORDS.

Title to said estate or interest at the date hereof is vested in:

JAMIE L. GALLIAN, A SINGLE WOMAN

The land referred to in this Report is situated in the County of Orange, City of Huntington Beach, State of California, and is described as follows:

### PARCEL 1:

UNIT 53, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN {"THE CONDOMINIUM PLAN"), RECORDED OCTOBER 18, 1979 IN BOOK 13358 PAGE 1193, ET SEQ., OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHE HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

# PARCEL 2:

AN UNDIVIDED 1/80TH INTEREST IN AND TO LOTS 1 AND 2 OF TRACT NO. 10542, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 456 PAGES 49 AND 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THOSE PORTIONS OF THE COMMON AREA AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS.

EXCEPTING THEREFROM CONDOMINIUM UNITS 1 THROUGH 80 INCLUSIVE, LOCATED THEREON.

# PARCEL 3:

AN EXCLUSIVE EASEMENT FOR THE USE AND OCCUPANCY OF THOSE PORTIONS OF RESTRICTED COMMON AREA AS DEFINED ON THE CONDOMINIUM PLAN FOR ENTRY AND STAIRCASES AND ATTIC SPACE RELATING TO SAID UNIT.

# PARCEL 4:

Page 2 of 6 Pages

ORT 3158-B 000084

NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA AS DEFINED ON THE CONDOMINIUM PLAN, EXCEPT RESTRICTED COMMON AREA.

APN: 937-630-53

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

- 1. Taxes and assessments, general and special, for the fiscal year 2019 2020, a lien, but not yet due or payable.
- 2. Taxes and assessments, general and special, for the fiscal year 2018 2019, as follows:

Assessor's Parcel No : 937-630-53 Code No. : 04-007

1st Installment : \$1,888.50 NOT Marked Paid 2nd Installment : \$1,888.50 NOT Marked Paid

Land Value : \$197,735.00 Imp. Value : \$121,658.00

- 3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
- 4. Water rights, claims or title to water, whether or not shown by the public records.
- 5. Matters in various instruments of record which contain among other things easements and rights of way in, on, over and under the common area for the purpose of constructing, erecting, operating or maintaining thereon or thereunder overhead or underground lines, cables, wires, conduits, or other devices for electricity, telephone, storm water drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes, and similar public or quasi-public improvements or facilities. also the right of use and enjoyment in and to and throughout the common area as well as the non-exclusive easements and rights for ingress, egress to the owner herein described.

Reference is hereby being made to various documents and maps of record for full and further particulars.

Affects the common area.

6. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been relinquished by the map of said tract.

Affects: Edinger avenue abutting common areas

Said land however, abuts upon a public thoroughfare other than the road referred to above, over which rights of vehicular ingress and egress have not been relinquished.

7. Matters in an instrument that, among other things, contain or provide for easements, assessments, liens and their subordination; provisions relating to partition, restrictions on severability of component interest, covenants, conditions and restrictions, which provide that no violation thereof and no enforcement of any lien provided for therein shall defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Recorded : May 28, 1980 in Book 13618 of Official Records, Page 982

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Recorded : August 5, 1980 in Book 13690 of Official Records, Page 1091

8. A lease affecting the premises herein described, executed by and between the parties herein named, with certain terms, covenants, conditions and provisions set forth therein.

lessor: Houser Bros, Co., a Limited Partnership

lessee: Robert P. Warrington

recorded: October 24, 1980 in book 13803, page 640, official records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

9. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Department accordingly prior to closing.

10. Abstract of Judgment for the amount herein stated and any other amounts due.

Creditor : TD Bank

Debtor : Jamie L. Gallian Entered : October 4, 2016

Court : Superior Court of California County of Orange

Case No. : 30-2013-00863489-CL-CJC

Amount : \$2,179.25

Dated : February 10, 2017

Recorded : March 9, 2017 in Official Records as Instrument Number 2017-

00096952

11. Abstract of Judgment for the amount herein stated and any other amounts due.

Creditor : Capital One Bank
Debtor : Jamie L. Galiian
Entered : August 15, 2017

Court : Superior Court of California County of Orange

Case No. : 30-2017-00925831-CL-CJC

Amount : \$4,332.92 Dated : August 17, 2017

Recorded : September 6, 2017 in Official Records as Instrument Number 2017-

000378355

- 12. The requirement that this Company be provided with an opportunity to inspect the land. The Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection.
- 13. The Homeowner's Policy applies only if each insured named in Schedule A is a Natural Person (as Natural Person is defined in said policy). If each insured to be named in Schedule A is not such a Natural Person, contact the Title Department immediately.
- 14. The effect of instruments, proceedings, liens, decrees or other matters which do not specifically describe said land but which, if any do exist, may affect the title or impose liens or encumbrances thereon. The name search necessary to ascertain the existence of such matters has not been completed and, in order to do so, we require a signed Statement of Identity from or on behalf of Jamie L. Gallian.

 <b>Informational Notes</b>	

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.
- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a condominium known as 4476 Alderport Unit 53, Huntington Beach, CA 92649.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

C. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

Page 6 of 6 Pages

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**ORDER NO.:** 2930005415

# **EXHIBIT A**

The land referred to is situated in the County of Orange, City of Huntington Beach, State of California, and is described as follows:

## PARCEL 1:

UNIT 53, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN {"THE CONDOMINIUM PLAN"), RECORDED OCTOBER 18, 1979 IN BOOK 13358 PAGE 1193, ET SEQ., OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHE HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

## PARCEL 2:

AN UNDIVIDED 1/80TH INTEREST IN AND TO LOTS 1 AND 2 OF TRACT NO. 10542, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 456 PAGES 49 AND 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THOSE PORTIONS OF THE COMMON AREA AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS.

EXCEPTING THEREFROM CONDOMINIUM UNITS 1 THROUGH 80 INCLUSIVE, LOCATED THEREON.

### PARCEL 3:

AN EXCLUSIVE EASEMENT FOR THE USE AND OCCUPANCY OF THOSE PORTIONS OF RESTRICTED COMMON AREA AS DEFINED ON THE CONDOMINIUM PLAN FOR ENTRY AND STAIRCASES AND ATTIC SPACE RELATING TO SAID UNIT.

### PARCEL 4:

NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA AS DEFINED ON THE CONDOMINIUM PLAN, EXCEPT RESTRICTED COMMON AREA.

APN: 937-630-53

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 90 of 648

36466

BK 13803PG 640

Recorded at the Request of and \$ When Recorded Mail To:

Robert P. Warmington 16592 Hale Avenue Irvine, CA 92714 RECORDED AT REQUEST 98
FIRST AMER. TITLE INS. CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIFORNIA
8-00 A.M. OCT 244, 1980

LEE A. BRANCK, County Recorder

AP-178-011-01

No Consideration Lease Is For a Definite Term

### GROUND LEASE

THIS GROUND LEASE is made this 1st day of August, 1980, by and between HOUSER BROS. CO., a limited partnership organized and existing under the laws of the State of California in which Clifford C. Houser and Vernon F. Houser constitute the sole general partners whose address is Suite 204, 610 East Seventeenth Street, Santa Ana, California 92701 (herein termed the "Landlord"), and Robert P. Warmington whose address is 16592 Hale Avenue, Irvine, CA 92714.

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### WITNESSETH:

1. PROPERTY LEASED. For and in consideration of the payment of the rents and taxes and other charges and for the performance of all of the covenants and conditions of this Lease by Tenant, Landlord hereby leases to Tenant those portions of Lots 1 and 2 of Tract 10542 in the City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 456, Pages 49 and 50 of Miscellaneous Maps, in the Office of the County Recorder of Orange County, California, described as follows:

### Parcel 1

Unit 67, as shown and defined on a Condominium Plan (the "Condominium Plan") recorded in Book 13358, Pages 1193, et seq., Official Records of Orange County, California, excepting that portion consisting of buildings and other improvements.

#### Parcel 2

An undivided one-eightieth (1/80) interest in the Common Area as shown and defined on the Condominium Plan, excepting that portion consisting of buildings and other improvements.

#### Parcel 3

An easement for the exclusive use and occupancy of those portions of the Restricted Common Area as defined on said Condominium Plan for entry and staircases and attic space relating to said Unit, excepting that portion consisting of buildings and other improvements.

### Parcel 4

A non-exclusive essement and right to use the Common Area as defined on said Condominium Plan, except the Restricted Common Area, excepting that portion consisting of buildings and other improvements,

(hereinafter referred to as the "leased land").

## SUBJECT TO:

- (a) Current taxes and assessments.
- (b) Covenants, conditions, restrictions, reservations, rights, rights-of-way and easements of record.
- 2. TERM OF LEASE. The leased land is leased for a basic term commencing on the date this Ground Lease is recorded in the Office of the County Recorder of Orange County, California and ending on December 31, 2059, subject, however, to earlier termination as hereinafter provided.
- 3. RENTAL. Tenant agrees to pay to Landlord, as rental for the use and occupancy of said leased land during the term of this lease, the annual sum of Nine Hundred DOLLARS (\$900) in monthly installments of \$75.00 each, in advance, on the first day of calendar month of said term; provided, however, if said term commences on other than the first day of a calendar month the first installment shall be paid on such commencement date in an appropriately reduced amount. Said rent is subject to adjustment at the time and in the manner as herein provided for in Article 21 entitled "Rental Adjustment". All rentals hereunder and charges with respect thereto shall be paid in lawful money of the United States of America.
- 4. TAXES AND ASSESSMENTS. In addition to the rents above provided, Tenant shall pay, prior to the delinquency date thereof, all taxes and general and special assessments of every description which, during the term of this Lease, may be levied upon or assessed against the leased land and all interest therein and improvements and other property thereon, whether belonging to Landlord or Tenant, and Tenant agrees to protect and hold harmless the Landlord and the leased land and all interest therein and improvements thereon from any and all such taxes and assessments, including any interest, penalties and other expenses which may be thereby imposed and from any lien therefor or sale or other proceedings to enforce payment thereof.
- 5. USE OF LEASED LAND. Tenant shall use the leased land for any purposes permitted under the zoning and other land use laws and regulations applicable thereto. Tenant shall not use or permit any person to so use the leased land and the improvements thereon, or any portion thereof, as to disturb the neighborhood or occupants of adjoining property, or to constitute a nuisance, or to violate any public law, ordinance or regulation from time to time applicable thereto.

- 5. IMPROVEMENTS. When any construction is commenced on the leased land, the same shall be prosecuted with reasonable diligence until completed and shall conform to all public laws, ordinances and regulations applicable thereto and shall be constructed and completed at the solutions and expense of Tenant and without any cost, expense or liability of landlord whatsoever.
- 7. MAINTENANCE OF LEASED LAND. Landlord shall not be obligated to make any repairs, alterations, additions or improvements in or to or upon or adjoining the leased land or any structure of other improvement that may be constructed or installed thereon, but Tenant shall, at all times during the full term of this Lease and at its sole cost and expense, keep and maintain all buildings, structures and other improvements on the leased land, if any, in good order and repair, and the whole of the leased land and all improvements thereto free of weeds and rubbish and in a clean, sanitary and neat condition, and Tenant shall construct, maintain and repair all facilities and other improvements which may be required at any time by law upon or adjoining or in connection with or for the use of the leased land or any part thereof, and Tenant shall make any and all additions to or alterations in any buildings and structures on said premises which may be required and shall otherwise observe and comply with any and all public laws, ordinances and regulations for the time being, applicable to the leased land, and Tenant agrees to indemnify and save harmless the Landlord against all actions, claims and damages by reason of Tenant's failure to keep and maintain said premises and any buildings and improvements thereon as hereinabove provided, or by reason of its nonobservance or nonperformance of any law, ordinance and regulation applicable thereto.
- 8. RESTORATION OF IMPROVEMENTS. If, during the term hereof, the dwelling, structures or other improvements, if any, constructed by or for Tenant on the leased land, or any part thereof, shall be damaged or destroyed by fire or other casualty, Tenant may, at its cost and expense, either (a) repair or restore said dwelling and improvements; or (b) subject to the consent of any encumbrancer, if any, tear down and remove the same from the leased land.
- 9. LIENS AND CLAIMS. Tenant shall not suffer or permit to be enforced against Landlord's title to the leased land, or any part thereof, any lien, claim or demand arising from any work of construction, repair, restoration, maintenance or removal as herein provided or otherwise arising, except liens, claims or demands suffered by or arising from the actions of Landlord, and Tenant shall pay all such liens, claims and demands before any action is brought to enforce the same against said land. Tenant agrees to hold Landlord and the leased land free and harmless from all liability for any and all such liens, claims or demands, together with all costs and expenses; including, but not limited to, reasonable attorneys' fees and court costs incurred by Landlord in connection therewith. Landlord shall have the right at

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any time to post and maintain on the leased land such notices as may be necessary to protect landlord against liability for all such liens or otherwise.

Notwithstanding anything to the contrary contained in this Article, if Tenant shall, in good faith, contest the validity of any such lien, claim or demand, the Tenant shall, at its expense, defend itself and landlord against the same and shall pay and satisfy any adverse judgment that may be rendered thereon before the enforcement thereof against Landlord or the leased land, and if Landlord shall require, Tenant shall furnish to Landlord a surety bond satisfactory to Landlord in an amount equal to such contested lien, claim or demand, indemnifying Landlord aainst liability for same, or if Landlord shall request, Tenant shall procure and record the bond provided for in Section 3143 of the California Code of Civil Procedure, or any comparable statute hereafter enacted providing for a bond freeing the leased land from the effect of such lien or claim or action thereon.

- 10. LIABILITIES. Landlord shall not be liable for any loss, damage or injury of any kind whatsoever to the person or property of Tenant, or any of Tenant's employees, guests or invitees or of any other person whomsoever, caused by any use of the leased land or by any defect in any building, structure or other improvement constructed thereon, or arising from any accident on the leased land or any fire or other casualty thereon, or occasioned by the failure on the part of Tenant to maintain said premises in safe condition, or by any nuisance made or suffered on the leased land, or any improvements thereto, or by any act or omission of Tenant, or of any member of Tenant's family or of Tenant's employees, guests or invitees, or arising from any other cause whatsoever, and Tenant hereby waives on its behalf all claims and demands against Landlord for any such loss, damage or injury of Tenant, and hereby agrees to indemnify and save Landlord free and harmless from liability for any such loss, damage or injury of other persons, and from all costs, expenses and other charges arising therefrom and in connection therewith.
- 11. LANDLORD PAYING CLAIMS. Should Tenant fail or refuse to pay any tax, assessment or other charge upon the leased land when due and payable as provided herein, or any lien or claim arising out of the construction, repair, restoration, maintenance and use of the leased land and the buildings and improvements thereon, or any other claim, charge or demand which Tenant has agreed to pay under the covenants of this Lease, and if after thirty (30) days written notice from landlord to Tenant and to its authorized encumbrancer, if any, Tenant or its said encumbrancer shall fail or refuse to pay and discharge the same, then Landlord may, at its option, pay such tax, assessment, lien, claim, charge or demand, or settle or discharge any action therefor or judgment thereon, and all costs, expenses and other sums incurred or paid by Landlord in connection therewith shall be repaid to Landlord by Tenant upon written demand, together with interest thereon at the rate of ten (10%) percent per annum from the date of payment until repaid, and any

default in such repayment shall constitute a breach of the covenants and conditions of this Lease. Notwithstanding the forgoing, if Tenant shall in good faith contest the validity of any tax or assessment levied against the leased land, then Tenant may withhold payment thereof pending settlement of its claim or pay the same under protest; and, in either case, at Tenant's expense, shall defend itself and landlord against the same and shall pay and satisfy any adverse judgment that may be rendered thereon before the enforcement thereof against Landlord or the leased land.

- 12. ASSIGNMENT. Tenant shall have the right to assign, sublet or otherwise transfer its interest under this Lease without the prior written consent of Landlord. Notwithstending the foregoing, this Lease or any right hereunder shall in no case be assigned separate and apart from the Tenants interest in the improvements located on the leased land. Also notwithstanding the foregoing, Landlord shall accept Tenant's assignee in writing following a request therefor.
- 13. ENCUMBRANCES. Tenant shall have the right to assign Tenant's interest in this Lease and the leased land to a trustee under a deed of trust (herein called "trust deed"), for the benefit of a lender (herein called "encumbrancer") upon and subject to the following covenants and conditions. Landlord's consent shall not be required for such assignment, but Landlord shall execute its written consent to such assignment by trust deed following a request therefor from Tenant:
- A. Said trust deed and said assignment and all rights acquired thereunder shall be subject to each and all of the covenants, conditions and restrictions set forth in this Lease and to all rights and interests of the Landlord hereunder; and, in the event of any conflict between the provisions of this Lease and the provisions of any such trust deed or assignment, the provisions of this Lease shall control.
- B. Any encumbrancer as a transferee under the provisions of this Article shall be liable to perform the obligations of the Tenant under this Lease only so long as such encumbrancer holds title to the leasehold.
- C. Upon and immediately after the recording of the trust deed covering the leased land, Tenant, at Tenant's expense, shall cause to be recorded in the office of the Recorder of Orange County, California, a written request for a copy, to the Landlord, of any notice of default and of any notice of sale under the trust deed as provided by the statutes of the State of California relating thereto. Tenant shall furnish to landlord a complete copy of the trust deed and note secured thereby, together with the name and address of the holder thereof.
- D. Handlord agrees that it will not terminate this Lease because of any default or breach hereunder on the part of the Tenant if the encumbrancer or the trustee under such deed of trust, within ninety (90) days after service of written notice on the encumbrancer by Landlord

of its intention to terminate this Lease for such default or breach, shall:

- (a) Cure such default or breach if the same can be cured by the payment or expenditure of money provided to be paid under the terms of this Lease, or if such default or breach is not so curable, cause the trustee under the trust deed to commence and thereafter to diligently pursue to completion steps and proceedings for the foreclosure by sale or by exercise of a power of sale under and pursuant to the trust deed in the manner provided by law; and
- (b) Keep and perform all of the covenants and conditions of this Lease requiring the payment or expenditure of money by Tenant until such time as said leasehold shall be sold upon foreclosure, or by exercise of a power of sale, pursuant to the trust deed or shall be released or reconveyed thereunder; provided, however, that if the beneficiary under such trust deed shall fail or refuse to comply with any and all of the conditions of this Article with respect to a breach or default as to which notice of intention to terminate this Lease has been given to the encumbrancer, then and thereupon Landlord shall be released from the covenants of forebearance herein contained with respect to such breach or default.

Any notice to the encumbrancer provided for in this Article may be given concurrently with or after Landlord's notice of default to Tenant as herein provided for in the Article entitled "Termination".

- 14. TERMINATION. Should Tenant fail to pay any installment of rent or any other sum provided in this Lease to be paid by Tenant at the times herein specified and should such default continue uncured for a period of thirty (30) days after written notice from Landlord, or should Tenant default in the performance of or breach any other covenant, condition or restriction of this Lease herein provided to be kept or performed by Tenant, and should such default or breach continue uncured for a period of sixty (60) days from and after written notice thereof by Landlord to Tenant, then and in any such event, Landlord may declare this Lease to be in default and Landlord shall have all of the remedies available at law or stated in the Article entitled "Remedies" or elsewhere provided in this Lease.
- 15. REMOVAL. Upon the expiration of the term of this Lease, and on condition that Tenant shall not then be in default under any of the covenants and conditions hereof, and not otherwise, Tenant shall have the right during the last ninety (90) days of said term, at its sole expense, to remove from the leased land all buildings and other improvements thereon, and Tenant shall fill all excavations and remove all parts of said buildings remaining after the same are removed and surrender possession of the leased land to Landlord in a clean and orderly condition. In the event any of said buildings and other improvements shall not be removed from the leased

land within the time hereinabove provided, the same shall become and thereafter remain a part of the leased land and shall belong to Landlord without the payment of any consideration therefor. Upon the expiration of the term hereof, or any sconer termination of this Lease, Tenant shall execute, acknowledge and deliver to Landlord a proper instrument in writing releasing and quitclaiming to Landlord all right, title and interest of Tenant in and to the leased land and any and all improvements thereon, if not removed by virtue of this Lease or otherwise.

- 16. PLACE OF PAYMENTS AND NOTICES. All rents and other sums payable by Tenant to Landlord hereunder shall be paid to the Landlord at the address set forth after Landlord's name above. Whenever either party hereto desires to give written notice to the other respecting this Lease, such notice, if not personally delivered to Landlord or to Tenant, shall be sent by certified or registered mail, with postage prepaid, and directed to either party at the address hereinabove specified, or at such other address as either party may hereafter designate in writing. service of any such written notice shall be deemed complete at the time of such personal delivery or within two (2) days after the mailing thereof in Orange County, California, as herein provided. Should Landlord or Tenant consist of more than one person, the personal delivery or mailing of such notice to any one of such persons shall constitute complete service upon all such persons. Any notice provided in the Article hereof entitled "Encumbrances" to be given by Landlord to any encumbrances of Tenant shall be served in the same manner as herein provided in this Article and shall be delivered to the encumbrancer or directed to its address as last shown on the records of Landlord,
- 17. REMEDIES. Should Tenant at any time be in default hereunder pursuant to the provisions of the Article hereof entitled "Termination", then notwithstanding Tenant's breach of this Lease and abandonment of the leased land, this Lease shall continue in effect so long as Landlord does not terminate Tenant's right to possession and Landlord may enforce all of its rights and remedies hereunder, including, at the option of Landlord:
- A. The right to declare the term hereof ended and with process of law to reenter the leased land and take possession thereof and remove all persons therefrom, and Tenant shall have no further claim thereon or hereunder; or
- B. The right to collect rent and other charges as the same may from time to time become due and to bring actions for such collections without terminating this Lease, and to thereafter at any time elect to terminate this Lease and all of the rights of Tenant in or to the leased land.

Should Landlord elect to terminate the Lease, Landlord shall be entitled to recover the worth at the time of the award of the amount by which the unpaid rent for the Lalance of the term, after the time of the award, exceeds the amount of the rental loss for the same period that Tenant proves could be reasonably avoided, together with

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the rent then unpaid, if any, together with any other remedy permitted under Califonia Civil Code Section 1951.2 or any other similar statute hereafter enacted.

If Landlord shall elect to reenter the leased land under the provisions of A or B above, Landlord shall not be liable for damages by reason of such reentry.

Notwithstanding any other provision of this Lease, Landlord agrees that if the default complained of, other than for the payment of monies, is of such nature that the same cannot be cured within the period specified above, then such default shall be deemed to be cured if Tenant, within such period, shall have commenced the curing thereof and shall continue thereafter with all due diligence to cause such curing and does so complete the same with the use of such diligence.

Each of the terms, covenants, conditions and provisions of Tenant under this Lease is a material consideration for this Lease, the breach of which shall be deemed a default hereunder. All rights, options and remedies of Landlord contained in this Lease shall be construed and held to be cumulative, and no one of them shall be exclusive of the other, and Landlord shall have the right to pursue any one or all of such remedies or any other remedy or relief which may be provided by law, whether or not stated in this Lease. No waiver by Landlord of a breach of any of the terms, covenants or conditions of this Lease by Tenant shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, covenant or condition herein contained. No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect default other than as specified in said waiver. The consent or approval by Landlord to or of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent or approval to or of any subsequent similar acts by Tenant.

In the event any action shall be instituted between Landlord and Tenant in connection with this Lease, the party prevailing in such action shall be entitled to recover from the other party all of its costs, including reasonable attorneys' fees, as fixed by the court therein.

- 18. REPRESENTATIONS. Tenant covenants and agrees that it has examined the leased land and that the same is delivered to it in good order and condition and that no representations as to said land have been made by Landlord or by any person or agent acting for Landlord, and it is agreed that this document contains the entire agreement between the parties hereto and that there are no verbal agreements, representations, warranties or other understandings affecting the same.
- 19. HOLDING OVER. This Lease shall terminate and become null and void without further notice upon the expiration of said term. Any holding over shall not constitute a

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renewal hereof, but the tenancy shall thereafter be on a month-to-month basis and otherwise on the same terms and conditions as herein set forth.

### 20. EMINENT DOMAIN.

A. Definition of Terms. The term "total taking", as used in this Article, means the taking of the entire leased land under the power of eminent domain or the taking of so much of said land as to prevent or substantially impair the use thereof by Tenant for the uses and purposes hereinabove provided.

The term "partial taking" means the taking of a portion only of the leased land which does not constitute a total taking as defined above.

The term "taking" shall include a voluntary conveyance by Landlord to an agency, authority or public utility under threat of a taking under the power of eminent domain in lieu of formal proceedings.

The term "date of taking" shall be the date upon which title to the leased land or portion thereof passes to and vests in the condemnor.

The term "leased land" means the real property belonging to Landlord, together with any and all improvements placed thereon by Landlord or to which Landlord has gained title.

- B. Effect of Taking. If, during the term hereof, there shall be a total taking or partial taking under the power of eminent domain, then the leasehold estate of Tenant in and to the leased land or the portion thereof taken shall cease and terminate as of the date of taking of the said land. If this Lease is so terminated, in whole or in part, all rentals and other charges payable by Tenant to Landlord hereunder and attributable to the leased land or portion thereof taken shall be paid by Tenant up to the date of taking by the condemnor and the parties shall thereupon be released from all further liaility in relation thereto.
- C. Allocation of Award Total Taking. All compensation and damages awarded for the total taking of the leased land and Tenant's leasehold interest therein shall be allocated a follows:
  - (a) Tenant shall be entitled to an amount equal to the sum of the following:
    - (i) The then fair market value of all of the improvements located on the leased land; and
    - (ii) The then fair market value of the Tenant's leasehold interest in the leased land.
  - (b) Landlord shall be entitled to the amount remaining of the total award after deducting therefrom the sums to be paid to Tenant as hereinabove provided.

- D. Allocation of Award Partial Taking. All compensation and damages awarded for the taking of a portion of the leased land shall be allocated and divided as follows:
  - (a) Tenant shall be entitled to an amount equal to the sum of the following:
    - (i) The proportionate reduction of the fair market value of the improvements located on the leased land; and
    - (ii) The proportionate reduction of the fair market value of Tenant's leasehold interest in the leased land.
  - (b) Landlord shall be entitled to the amount remaining of the total award after deducting therefrom the sums to be paid to Tenant as hereinabove provided.
- E. Reduction of Rent on Partial Taking. In the event of a partial taking, the rent payable by Tenant hereunder shall be adjusted from the date of taxing to the next rental adjustment date or to the date of the expiration of the term of this Lease, whichever date is sooner. Such rental adjustment will be made by reducing the basic rental payable by the Tenant in the ratio that the fair market value of the leased land at the date of taking bears to the fair market value of the leased and immediately thereafter.
- F. Determination of Fair Market Value. Whenever fair market value must be determined for the purposes of this Article, and the parties fail to agree in writing on such fair market value within ten (10) days of a request for such agreement from either party, then fair market value shall be determined by the arbitration procedure set forth in the Article entitled "Rental Adjustment".
- 21. RENTAL ADJUSTMENT. Effective January 1, 2000, January 1, 2020 and January 1, 2040, the annual rental payer hereunder shall be adjusted to a sum equal to 8% of the unimproved fair market value of the Leased Land. After any such adjustment of rent, Tenant shall pay to Landlord such rent 1 as so adjusted during the period applicable thereto at the times and in the manner herein provided for in the Article entitled "Rental"; provided, however, in no event shall the rental, as so adjusted, be less than the initial rental in the Article of this Lease entitled "Rental".
- If, by January 1, 2000, January 1, 2020 or January 1, 2040 (as the case may be), the parties hereto shall have failed to agree upon such adjusted rental, then and thereupon the fair market value of the leased land and the amount of rental to be adjusted in relation thereto, as hereinafter provided, shall be determined by arbitration as follows: within ten (10) days after the date set for determining fair market value, each of the parties hereto shall appoint in writing an arbitrator and give written

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notice thereof to the other party; or, in case of the failure of either party so to do, the other party may apply to the Superior Court of Orange County, California, to appoint an arbitrator to represent the defaulting party in the manner prescribed in the then existing statutes of the State of California applicable to arbitration, the provisions of which statutes shall apply to and govern the arbitration herein provided for with the same effect as though incorporated herein. Within ten (10) days after the appointment of said two (2) arbitrators (in either manner) they shall appoint in writing a third arbitrator and give written notice thereof to Landlord and Tenant, and if they shall fail to do so, then either party hereto may make application to said Superior Court to appoint such third arbitrator in the manner prescribed in said arbitration statutes. The three (3) arbitrators so appointed (in either manner) shall promptly fix a convenient time and place in the County of Orange for hearing the matter to be arbitrated and shall give reasonable written notice thereof to each of the parties noreto and with reasonable diligence shall hear and determine the matter in accordance with the provisions hereof and of said arbitration statutes, and shall execute and acknowledge their award thereon in writing and cause a copy thereof to be delivered to each of the parties hereto and the award of a majority of said arbitrators shall determine the questions arbitrated, and a judgment may be rendered by said Superior Court confirming said award or the same may be vacated, modified or corrected by said Court at the instance of either of the parties hereto in accordance with said arbitration statutes, and said judgment shall have the force and effect as provided in said statutes.

Each of the parties hereto shall pay for the services of its appointee, attorneys and witnesses and one-half (1/2) of all other proper costs of arbitration. Pending the final decision of such adjusted rental, Tenant shall pay to Landlord the amount of rent previously payable under the Article of this Lease entitled "Rental". If such adjusted rental, as finally determined, shall exceed the amount of the previous rental, the excess amount accruing during the interim period shall be paid by Tenant to Landlord within thirty (30) days after the final determination of said adjusted rental. If such adjusted rental, as finally determined, shall be less than such previous rental, the amount of any excess paid by Tenant during said interim period shall be credited against the first rentals thereafter payable hereunder.

- 22. <u>DRAINAGE AND FILL</u>. Tenant shall cause all drainage of water from the leased land and improvements thereon to drain or flow into adjacent streets and not upon adjoining property, and Tenant shall so maintain all slopes or terraces on the leased land as to prevent any erosion thereof upon such streets or adjoining property.
- 23. ENCROACHMENTS. If a dwelling house is constructed on the leased land, the wall or walls of which adjoin the wall or walls of a dwelling constructed on a contiguous lot, any such wall shall be considered to adjoin and abut the wall of the contiguous lot against the surface from the bottom of the foundation over the full length and

BK 13503PG 651

height of any building so erected for residential purposes. Both Tenant and lessees of contiguous lots shall have a reciprocal easement appurtenant to each of said lots over said contiguous lots for the purpose of accommodating any encroachment of any wall of any dwelling house.

Tenant and the ressess of contiguous lots shall have a recipromal easement appurtenant to each of said lots over said contiguous lots for the purpose of accommodating any natural settlement of any structures located on any of said lots.

Should there be found to exist any party wall or party fence, the agreement between Tenant and the lessee of a contiguous lot or lots shall be that the lessees of the contiguous lots who have a party wall or party fence shall equally have the right to the use of such wall or fence, and such wall shall be considered to adjoin and abut against the surface from the bottom of the foundation over the full length and height of any building so erected. Such rights of use shall be as not to interfere with the use and enjoyment of the lessees of adjoining lots; and, in the event that any such party wall or fence is damaged or injured from any cause other than the act or negligence of one of the lessees, the same shall be repaired or rebuilt at their joint expense.

- CONSTRUCTION AND EFFECT. Time is of the essence of this Lease. The article headings herein are used only for the purpose of convenience and shall not be deemed to limit the subject to the articles hereof or to be considered in the construction thereof. Each and all of the obligations, covenants, conditions and restrictions of this Lease shall be deemed as running with the land and shall inure to the benefit of and be binding upon and enforceable against, as the case may require, the successors and assigns of Landlord and the heirs, executors, legal representatives, encumbrancers, assignees, successors and subtenants of Tenant. If Tenant consists of more than one person, the covenants and obligations of Tenant hereunder shall be the joint and several covenants and obligations of such persons. In this Lease, the masculine gender includes the feminine and the neuter, and the singular number includes the plural, whenever the context so requires.
- 25. NON-DISTURBANCE. No mortgage or deed of trust placed on the leased land by Landlord shall be superior to the interest of Tenant herein, unless Landlord and Tenant execute an agreement in recordable form satisfactory to the Tenant that in the event of judicial or private foreclosure, or deed in lieu of foreclosure, or any other action taken by such mortgagee or beneficiary, this Lease and the rights of Tenant hereunder shall not be disturbed by reason of any such foreclosure or other action but shall continue in full force and effect so long as this Lease shall remain in full force and effect and that in the event of any conflict between the terms of this Lease and any such mortgage or deed of trust with regard to insurance or condemnation proceeds or any other provisions of the Lease or the mortgage or the deed of trust, the terms and provisions of this Lease shall prevail.

26. ESTOPPEL CERTIFICATES. Landlord and Tenant shall at any time and from time to time, upon not less than ten (10) days prior written request by the other party or parties to this Lease, execute, acknowledge and deliver to such party or parties a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there has been any modification thereof that the same is in full force and effect as modified and stating the modification or modifications) and that there are no defaults existing for if there is any claimed default stating the nature and extent thereof); and stating the dates to which the rent and other charges have been paid in advance. It is expressly understood and agreed that any such statement delivered pursuant to this section may be relied upon by any prospective assignee or sublessee of the leasehold estate, or estates of Tenant, or any prospective purchaser of the estate of Landlord, or any lender or prospective assignee cf any lender on the security of the leased land or the fee estate or any part thereof, or upon the leasehold estate of Tenant or any part thereof, and any third person.

# 27. CONDOMINIUM SUBLEASE.

- (a) Landlord hereby agrees with Tenant for the benefit of the Condominium Owner/Subtenant under any Condominium Subleases that:
  - (i) So long as such Condominium Owner/Subtenant is not in default in the payment of rental or other charges due under the Condominium Sublease or in the performance of any of the other terms, covenants or conditions of the Condominium Sublease on such Condominium Owner/Subtenant's part to be performed, such Condominium Owner/Subtenant's possession of the Lot subject to such Condominium Sublease and Condominium Owner/Subtenant's other rights and privileges under the Condominium Sublease shall not be interfered with by the Landlord, its successors or assigns.
  - (ii) Should this Lease be terminated prior to the expiration of the term hereof or any extensions of said term for any reason whatsoever, including without limitation, as a result of Tenant's breach thereof or default thereunder, the Condominium Sublease shall continue in full force and effect as a direct lease between Landlord and the Condominium Owner/Subtenant under the Condominium Sublease, upon and subject to all of the terms, covenants and conditions of the Condominium Sublease for the balance of the term thereof remaining, provided that such Condominium Owner/Subtenant attorns to Landlord in writing. Notwithstanding the foregoing, Landlord shall not be bound by any act or omission of Tenant as the prior sublessor under the Condominium Sublease. Landlord shall not be bound by any prepayment of rent (other than through the Payment Agreement referred to in subparagraph 27(c) hereof or other charges which such Condominium Owner/Subtenant might have pald

for more than three (3) months in advance to Tenant as the prior sublessor, and Landlord shall not be bound by any amendment to or modification of any Condominium Sublease or by any waiver or furbearance on the part of Tenant as the prior sublessor thereunder made or given without the written consent of Landlord.

- (b) If, the provisions of the foregoing notwithstanding, a Condominium Subleage is terminated by reason of any termination of this Lease, it is hereby agreed that the Condominium Owner/Subtenant under such Condominium Sublease and Landlord shall enter into a new lease upon the terms and conditions of the Condominium Sublease for the then remaining balance of the term of the Condominium Sublease.
- (c) In the event that such Condominium Subleases shall call for the payment of rent less frequently than quarter annually, the provisions of subparagraph 27(a) shall only be applicable if Landlord and Tenant enter into a Payment Agreement under the terms of which all rental to be paid by Condominium Owner/Subtenant under the terms of the Condominium Sublease will be paid to a neutral depository, such as a bank, savings and loan, trust company or escrow company. Such neutral depository shall be instructed to remit to lessor from such sum collected the amount due under this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

HOUSER BROS. CO., a limited partnership

General Factorer & Horsen

General Partner

"Landlord"

Robert P. Wermington

"Tenant"

WPN: 4077A

14

STATE OF	CALIFORNIA	) } <b>ss.</b>	
COUNTY OF	ORANGE	)	
personally to me to be of the part	appeared Vernon are two thereship that executions	1980, before me the in and for said State, and Clifford Houser, known of the partners ted the within Instrument, such partnership executed the	
W:	ITNESS my hand and	official seal.	
	OFFICIAL SEAL PEARL L. HUNT NOTANY FUBLIC CALIFORNIA ORANGE COUNTY Commission Expires Mar 25, 1983	Penel L. Huat Notary Public	
STATE OF	CALIFORNIA ORANGE	} } #8.	
undersigne	August 1 d, a Notary Public appeared	1980, before me the in and for said State, ROBERT P. WARMINGTON	
personally appeared ROBERT P. WARMINGTON known to me to be the person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same.			
W	ITNESS my hand and	official seal.	
◆ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	OFFICIAL SEAL PEARL ! HUNY NY PUBLIC - CALIFORNIA ORANGE COUNTY ISSIGN ERGIES MAY 25 1000	Paul f. Hunt	

P Nt 4077A

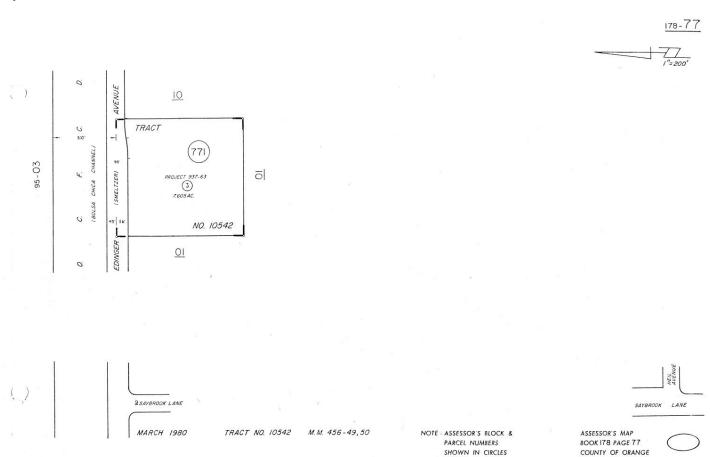
[Seal]

RECORDED IN ...



# my FirstAm<sup>®</sup> Tax Map

# 4476 Alderport Dr #53, Huntington Beach, CA 92649

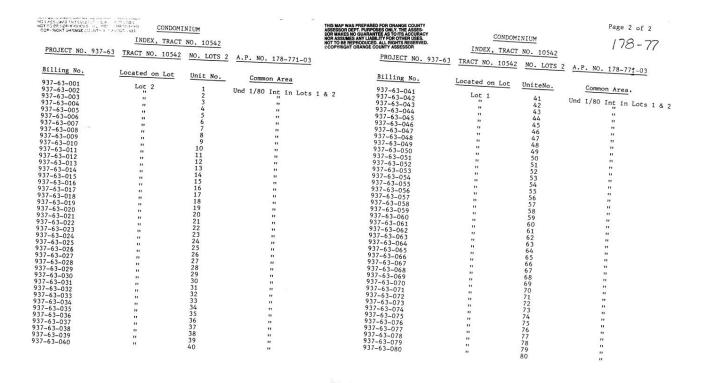


PROJECT 937-63 LOCATED ON A.P. 178-771-03

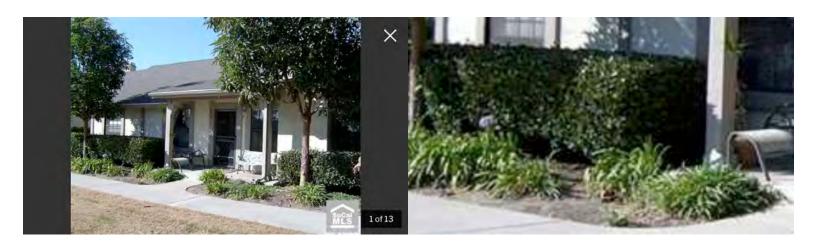
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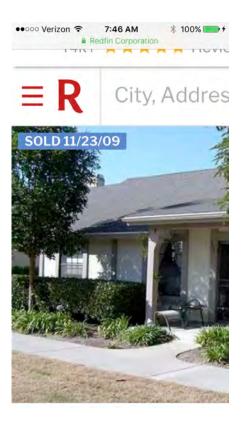
STRACT











Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Main Document

Page 109 of 648

Branch : A14, User : 2004

Comment:

Station Id: M3Y7

RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO

SANDRA BRADLEY 18 MEADOW BROOK DR COTO DE CAZA, CA 92679 Recorded in Official Records, Orange County

Tom Daly, Clerk-Recorder

30.00

SPACE ABOVE THIS LINE FOR RECORDERS USE -

2009000633802 04:05pm 11/23/09

401 59 A34 A04 A12 5

Escrow No. 985040290 Order No.

ASSIGNMENT OF CONDOMINIUM SUBLEASE

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (Additional recording fee applies)

CPFR4 -- 11/13/98bk

ORANGE,CA

Page 1 of 3

Printed on 11/26/2019 9:02:03 AM

Document: AL 2009.633802

Comment:

Station Id: M3Y7

PM Received

California Secretary of

WHEN RECORDED MAIL TO:

(Assignee's Name & Address)

SANDRA BRADLEY 18 MEADOW BROOK DR COTA DE CAZA CA 92679

NO CONSIDER ATTON

(Space Above this Line for Recorder's use)

LEASE LESS ASSIGNMENT OF CONDOMINIUM SUBLRASE

For valuable consideration, receipt of which is hereby acknowledged, the undersigned

LARRY W. RIDER AND TERRI A. RIDER HUSBAND AND WIFE AS JOINT TERANTS, hereby
transfers and assigns to SANDRA L. BRADLEY A WIDOW

all right, title and interest of the undersigned, as Tenant, in and under that certain Condominium
Sublease dated August 1, 1980, by and between ROBERT P. WARMINGTON, an individual, as
Landlord, which interest was subsequently assigned to BS INVESTORS, LLC by mesne assignments
of record, and John F. Turner and Virginia B Turner Husband and Wife AS Joint
TENANTS

as Tenant, recorded on NOVEMBER 7. 1980 in Book 13824, Page 1274 inclusive, as Instrument No. 9694 of Official Records of Orange County, California, as amended by the First Amendment to Condominium Sublease recorded on Aug 28, 2003 as Instrument No. 2003 001044770. The property that is the subject of the Sublease is described as follows:

Unit 53 of Tract 10542. Legal Description contained on Exhibit A affached hereto and made a part hereof. TOGETHER WITH all buildings and other improvements on said land.

DATED: 11/19/2009

STATE OF CALIFORNIA )

COUNTY OF ORANGE

On 11 19 2009, before me, ANTHONY H. DUONG, personally appeared LARRY W. RIDER & TERRI A. RIDER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is lare; subscribed to the within instrument and acknowledged to me that he/she(they executed the same in his/hertheir authorized capacity(ies), and that by his/hertheir signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Anthony H. Duon
Signature of Motary Public

Page 1 of 2

(This space for notarial seal)

NTHONYH. DUON

COMM. #1657553 NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My Comm. Expires April 11, 2010

J:UC PERMANIATER-GHB-Assignment of Combinishum Sublease with Notary due

ORANGE,CA

Page 2 of 3

Printed on 11/26/2019 9:02:03 AM

Document: AL 2009.633802

Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Page 111 of 648

Branch: A14, User: 2004

Comment:

Station Id: M3Y7

11/17/2009 14:28 FAX

**2**009

### ASSIGNMENT OF CONDOMINIUM SUBLEASE

### ACCEPTANCE AND AGREEMENT

The undersigned Assignee named in the foregoing Assignment (if more than one, then jointly and severally) hereby accepts said Assignment and hereby agrees with and for the benefit of the Landland, under the Sublease described in said Assignment, to keep, perform and be bound by all of the terms, covenants and conditions contained in said Sublease as amended by the First Amendment to Condominium Sublease on the part of the Tenant therein to be kept and performed, to all intents and purposes as though the undersigned Assignee was the original Tenant thereunder. Assignee agrees to pay Landlord a late fee equal to 6% of any rent or other payment due under the Sublesse which is not received by Landlord within ten (10) days of its due date. Said late fee is in addition to the interest due on unpaid installment indebtedness of 10% as provided in Article 17(A) of the Condominium Sublease. The undersigned Assignee agrees to pay attorneys fees and cost incurred by Landlord to collect rent or other payment under the Sublease or to otherwise enforce Landlord's rights under the Sublease.

DATED: 77/7/8 9	Assignce (8)
STATE OF CALLFORNIA )  LIL ON IS CITY) 88.  COUNTY OF GRANCE	
On Novem 42 17, 20 Before me,	Kennethy Ocio, personally appeared
satisfactory evidence to be the person(s) w	who proved to me on the basis of those name(s) is/are subscribed to the within instrumen
and acknowledged to me that he/she/they	executed the same in his/her/their authorized nature(s) on the instrument the person(s), or the entity
I certify under PENALTY OF PERJURY	under the laws of the State of California that the

WITNESS my hand and official seal.

foregoing paragraph is true and correct.

(This space for notarial seal)

KENNETH J. BALL Notary Public-Notary Seal State of Minsouri, Saint Louis City Commission # 09703489 My Commission Expires Aug 10, 2013

Page 2 of 2

1:VC PERMIMAStern-BSI/MASTER-GHB-Andgravers of Condominion Subbases with Notary along

ORANGE,CA

Page 3 of 3

Printed on 11/26/2019 9:02:03 AM

Document: AL 2009.633802

Desc

916

RECORDING REQUESTED BY:

Jamic Gallian 4474 Alderport Pr. Huntington Beach, GA

AND WHEN RECORDED MAIL TO:

Jamic Gallian 4476 Alderport Dr. Huntington Bracking 92649 Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder 2017000116815 8:25 am 03/23/17 276 415 A34 A04 F14 0 

TITLE OF DOCUMENT:

assignment of Condominium Sublease Lease from present to 2059

Transfer tax exempt. This Lease is a

Gift between family Members.

CC 201

27 60 2FF

ORANGE,CA

Document: AL 2017.116815

Page 1 of 6

Printed on 11/26/2019 9:02:04 AM

Entered 01/27/25 10:52:41 Doc 536 Filed 01/25/25 Main Document

Page 113 of 648

Branch: A14, User: 2004

Comment:

Station Id: M3Y7

RECORDING REQUESTED BY

Sandra Bradles

Coto de Caza, CA 92679

WHEN RECORDED RETURN TO:

- same as above

(space above this line for Recorder's use)

ASSIGNMENT OF CONDOMINIUM SUBLEASE

For no consideration, receipt of which is hereby acknowledged, the undersigned, SANDRA L. BRADLEY, as Trustee of the Sandra L. Bradley Trust, hereby transfers and assigns to JAMIE L. GALLIAN, a single woman, all right, title and interest of the undersigned as Tenant, in and under that certain Condominium Sublease dated August 1, 1980, by and between ROBERT P. WARMINGTON, and individual, as Landlord, which interest was subsequently assigned to BS INVESTORS, LLC, by mesne assignments of record, and JOHN F. TURNER AND VIRGINIA H. TURNER, HUSBAND AND WIFE AS JOINT TENANTS as Tenant, recorded on November 7, 1980 in Book 13824, Page 1274 inclusive, as Instrument No. 8694 of Official Records of Orange County, California, as amended by the First Amendment to Condominium Sublease recorded on August, 2003 as Instrument No. 2003 001044770. The property that is the subject of the Sublease is described as follows:

Unit 53 of Tract 10542. Legal Description contained on Exhibit "A" attached hereto and made a part here of.

TOGETHER WITH all buildings and other improvements on said land.

NO CONSIDERATION – TERM OF LEASE LESS THAN 99 YEARS

Dated: 3/22/2017

Assignor, SANDRA L. BRADLEY Trustee of the Sandra L. Bradley Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF ORANGE

On 3/37/50/7, before me, HENRY J. COOPERSMITH, a Notary Public in and for said State personally appeared SANDRA L. BRADLEY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature,

HENRY J. COOPERSMITH COMM. & 2054619
COMM. & 2054619
ORANGE COUNTY
COMM. LXPIRES FEB. 6, 2018

Branch: A14,User: 2004

Comment:

Station Id: M3Y7

EXHIBIT "A"

DESCRIPTION

der No. 985040290 PARCEL 1:

UNIT 53, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN ("THE CONDOMINIUM PLAN"), RECORDED OCTOBER 18, 1979 IN BOOK 13358 PAGE 1193, ET SEQ., OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHE HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

### PARCEL 2:

AN UNDIVIDED 1/BOTH INTEREST IN AND TO LOTS 1 AND 2 OF TRACT NO. 10542, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 458 PAGES 49 AND 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THOSE PORTIONS OF THE COMMON AREA AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS:

EXCEPTING THEREFROM CONDOMINIUM UNITS 1 THROUGH 80 INCLUSIVE, LOCATED THEREON.

#### PARCEL 3:

AN EXCLUSIVE EASEMENT FOR THE USE AND OCCUPANCY OF THOSE PORTIONS OF RESTRICTED COMMON AREA AS DEFINED ON THE CONDOMINIUM PLAN FOR ENTRY AND STAIRCASES AND ATTIC SPACE RELATING TO SAID UNIT.

### PARCEL 4:

NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA AS DEFINED ON THE CONDOMINIUM PLAN, EXCEPT RESTRICTED COMMON AREA.

ORANGE,CA

Document: AL 2017.116815

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Printed on 11/26/2019 9:02:04 AM

Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 116 of 648

Branch :A14,User :2004 Comment: Station Id :M3Y7

RECORDING REQUESTED BY:

Sandra Bradley

19 Meadow Wood Dr.

Coto de Caza, CA 92679

WHEN RECORDED RETURN TO

*-s*ame as above

4474 Alderpood

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## ACCEPTANCE AND AGREEMENT

The undersigned Assignee named in the foregoing Assignment hereby accepts said Assignment and hereby agrees with and for the benefit of the Landlord, under the Sublease described in said Assignment, to keep, perform and be bound by all of the terms, covenants and conditions contained in said Sublease as amended by the First Amendment to the Condominium Sublease on the part of the Tenant therein to be kept and performed, to all intents and purposes as though the undersigned Assignee was the original Tenant thereunder. Assignee agrees to pay Landlord a late fee equal to 6% of any rent or other payment due under the Sublease which is not received by Landlord within ten (10) days of its due date. Said late fee is in addition to the interest due on unpaid installment indebtedness of 10% as provided in Article 17(A) of the Condominium Sublease. The undersigned Assignee agrees to pay attorneys fees and cost incurred by Landlord to collect rent or other payment under the Sublease or to otherwise enforce Landlord's rights under the Sublease.

Dated: 3/22/17

Assignee, JAMIE'L. GALLIAI

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ORANGE,CA

Document: AL 2017.116815

Page 5 of 6

Printed on 11/26/2019 9:02:04 AM

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Comment:

Station Id: M3Y7

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF ORANGE

a Notary Public in and for said State personally appeared JAMIE L. GALLIAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official sept.

Signolare

HENRY J. COOPERSMITH
COMM. # 2054619
ORANGE COUNTY
ORANGE COUNTY
COMM. EXPIRES FEB. 6, 2018





Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Main Document

Page 119 of 648

Branch : A14, User : 2004

Comment:

Station Id: M3Y7

Desc

**RECORDING REQUESTED BY:** 

Mr. Randy Nickel 4476 Alderport Drive **Huntington Beach, CA 92649**  Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder 2018000395579 2:35 pm 10/31/18 227 415 A34 5 0.00 0.00 0.00 0.00 12.00 0.00 0.000.0075.00 3.00

MAIL TAX STATEMENTS TO:

Mr. Randy Nickel 4476 Alderport Drive. **Huntington Beach, CA 92649** 

Lease from Present to 2059

TITLE OF DOCUMENT:

ASSIGNMENT OF CONDOMINIUM SUBLEASE

ORANGE,CA

Document: AL 2018.395579

Page 1 of 5

Printed on 11/26/2019 9:02:05 AM

B0432-9254 09/24/2021 11:20

PM Received

by California Secretary of

WHEN RECORDED MAIL TO: (Assignee's Name & Address) MR. RANDALL L. NICKEL 4476 ALDERPORT DRIVE HUNTINGTON BEACH, CA 92649

Mail tax statements to:
MR. RANDALL L NICKEL
4476 ALDERPORT DRIVE
HUNTINGTON BEACH, CA 92649

(Space Above this Line for Recorder's Use)

# ASSIGNMENT OF GROUND LEASE & CONDOMINIUM SUBLEASE

No Consideration. Term of Lease Less Than 99 years.

#### WHEREAS

HOUSER BROS. CO., a limited partnership, as Landlord and ROBERT F. WARMINGTON, as Tenant, entered into that certain <u>GROUND LEASE</u> also known as the <u>MASTER LEASE dated October 19, 1979</u>, a Short Form Memorandum recorded in the Office of the Orange County, California Clerk Recorder in Book 13424, Page 499 inclusive.

#### WHEREAS

HOUSER BROS. CO., a limited partnership, as Landlord and ROBERT P. WARMINGTON, as Tenant, entered into a <u>PARTIAL CANCELLATION OF MASTER LEASE dated November 7, 1980</u> for that certain <u>MASTER LEASE dated October 19, 1979</u>; recorded in the Office of the Orange County, California Clerk Recorder in Book 13424, Pg(s) 1253-1255, \*\*Instrument No. 8691.

### WHEREAS

HOUSER BROS. CO., a limited partnership, as Landlord and ROBERT P. WARMINGTON, as Tenant, entered into that certain SUBLEASE dated October 19, 1979, a Short Form Memorandum recorded in the Office of the Orange County, California Clerk Recorder in Book 13424, Page 504, inclusive, with respect to those portions of Lots 1 and 2 of Tract No. 10542 in the City of Huntington Beach, California as shown on Miscellaneous Map(s) recorded in Book 456, Page(s) 49 and 50, in the Office of the Orange County, California Clerk Recorder.

### WHEREAS

HOUSER BROS. CO., a limited partnership, as Landlord and ROBERT P. WARMINGTON, as Tenant, entered into a PARTIAL CANCELLATION OF SUBLEASE dated October 19, 1979; for that certain SUBLEASE dated November 7, 1980, a Short Form Memorandum recorded in the Office of the Orange County, California Clerk Recorder in Book 13824. Pg(s) 1256-1258, with respect to those portions of Lots 1 and 2 of Tract No. 10542 in the City of Huntington Beach, California recorded in Book 456, Page(s) 49 and 50 of Miscellaneous Maps, in the Office of the Orange County, California Clerk Recorder, \*\*Instrument No. 8692;

### WHEREAS

For valuable consideration, receipt of which is hereby acknowledged, the undersigned JAMIEL GALLIAN, hereby transfers and assigns to RANDALL L NICKEL, a married man, as his sole and separate property all right, title and interest of the undersigned, as Tenant, in and under that certain MASTER LEASE/ Ground Lease, dated November 7, 1980, recorded in the Office of the Orange County, California Clerk Recorder in Book 13824, Pg(s) 1259-1273, \*\*Instrument No. 8693;

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ORANGE,CA

Document: AL 2018.395579

Page 2 of 5

Printed on 11/26/2019 9:02:05 AM

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Station Id: M3Y7

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PM Received

by California Secretary of

JAMIE L GALLIAN, hereby transfers and assigns to RANDALL L NICKEL, a married man, as his sole and separate property, all right, title and interest of the undersigned, as Tenant, in and under that certain CONDOMINIUM SUBLEASE, dated August 1, 1980, by and between ROBERT P. WARMINGTON, as Landlord, and JOHN F. TURNER AND VIRGINIA H. TURNER, HUSBAND AND WIFE AS JOINT TENANT, recorded on November 7, 1980, Office of the Orange County, California Clerk Recorder in Book 13824, Pg(s) 1274-1290, \*\*Instrument No. 8694;

As amended by the <u>FIRST AMENDMENT TO CONDOMINIUM SUBLEASE</u> effective January 1, 2003, recorded in the Office of the Orange County, California Clerk Recorder as Document No. 2003-001044770 on August 28, 2003.

JAMIE L GALLIAN, hereby transfers and assigns to RANDALL L NICKEL, a married man, as his sole and separate property all right, title and interest of the undersigned, as Tenant, in and under that certain CONVEYANCE OF REMAINDER INTEREST, dated November 7, 1980, recorded in the Office of the Orange County, California Clerk Recorder in Book 13824, Pg(s) 1291-1293, \*\*Instrument No. 8695;

JAMIE L GALLIAN, hereby transfers and assigns to RANDALL L NICKEL, a married man, as his sole and separate property, all right, title and interest of the undersigned, as Tenant, in and under that certain CONDOMINIUM SUBLEASE (SHORT FORM – MEMORANDUM AND GRANT DEED, dated November 7, 1980, recorded in the Office of the Orange County, California Clerk Recorder in Book 13824, Pg(s) 1294-1298, \*\*Instrument No. 8696.

DATED: 10/31/18

ASSIGNOR JAMIE L GALLIAN

STATE OF CALIFORNIA

) ss.

COUNTY OF ORANGE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On 10/31/2018 , before me, faul lifer, Notary Istelic.
Personally appeared Tapenie & Gallian

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

l certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(This space for Notary Seal)

PAUL DYER Notary Public - California Riverside County Commission ≠ 2211938

My Comm. Expires Aug 26, 2021

Signature of Notary Public

2

ORANGE,CA

Page 3 of 5

Printed on 11/26/2019 9:02:05 AM

Document: AL 2018.395579

Page 122 of 648

Branch: A14, User: 2004

Comment:

Station Id: M3Y7

B0432-9256 09/24/2021 11:20

PM Received by California Secretary of

# ASSIGNMENT OF CONDOMINIUM SUBLEASE ACCEPTANCE AND AGREEMENT

The undersigned Assignee named in the foregoing Assignment hereby Accepts said Assignment and hereby agrees with for the benefit of the Master Lessor, Sublessor/Landlord, Tenant and under the Original Condominium Sublease commonly referred to throughout this document as "Condominium Sublease", described in said Assignment, to keep, perform and be bound by all the terms, covenants and conditions contained in said Condominium Sublease and as amended by the First Amendment to Condominium Subleuse on the part of the Muster Lessor, Sublessor/Landlord and Condominium Sublease Tenant therein to be kept and performed, to all intents and purposes as though the undersigned Assignee was the Original Condominium Sublease Tenant there under. Assignee agrees to pay Sublessor/Landlord a late fee equal to 6% of any rent or other payment due under the Condominium Sublease, which is not received by Sublessor/Landlord within ten (10) days of its due date. Said late fee is in addition to the interest due on unpaid installment indebtedness of 10% as provided in Article 17(A) of the Condominium Sublease. The undersigned Assignee agrees to pay attorneys fees and costs incurred by Landlord to collect rent or other payment under the Condominium Subleuse or to otherwise enforce Sublessor/Lundlord rights under the Condominium Sublease.

DATED: 10.3/. 18	Smolall I Think
	ASSIGNEE RANDALL I NICKEL

STATE OF CALIFORNIA

) 58.

COUNTY OF ORANGE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that be executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

3

ORANGE,CA

Page 4 of 5

Printed on 11/26/2019 9:02:05 AM

PAUL DYER

Notary Public - California Riverside County Commission # 2211938 My Camm, Expires Aug 28, 202

Document: AL 2018.395579

Page 123 of 648

Branch: A14, User: 2004

Comment:

Station Id: M3Y7

### EXHIBIT A (LEGAL)

The estate or interest in the land described:

A Ground leasehold and Condominium Sublease hold estate as to Parcels 1 and 2, said estate being more particularly described as the Lessees' interest under that certain Ground Lease set forth in subparagraph (A) herein below:

- That cortain Ground Lease dated August 1, 1980, executed by Houser Bros. Co, A Limited Partnership organized under the Laws of the State of California, in which Clifford C. Houser and Vernon F. Houser constitute the sole General Partners, as Landlord, and by Robert P. Warmington, as Tenant, for the term ending December 31, 2059. Upon the Terms, Covenants and Conditions therein contained, recorded as follows in Official Records of said Orange County: Book 13824 Page 1259-1273 APN: 937-63-053, Unit 53.
- (B) That certain Condominium Sublease dated August 1, 1980, executed by Robert P. Warmington, as Sublessor and John F. Turner and Virginia H. Turner (Original Sublessee) for the term ending December 31, 2059. Upon the Terms, Covenants and Conditions therein contained, recorded as follows in Official Records of said Orange County: Book 13824 Page 1274-1290 APN: 937-63-053, Unit 53.

All that certain land interest situated in the State of California, County of Orange and is described as follows:

#### Parcel 1:

Unit 53 as shown and defined on a Condominium Plan (the "Condominium Plan") recorded in Book 13358 Page(s) 1193, et seq., Official Records of Orange County, California, excepting that portion consisting of buildings and other improvements;

#### Parcel

An undivided one-eightieth (1/80th) interest as Tenants in Common in the Common Area of Lots 1 and 2 Tract No. 10542, in the City of Huntington Beach, County of Orange, State of California as shown on a map recorded in Book 456, Page(s) 49 and 50 of Miscellaneous Map, records of Orange County, California, as shown on the Condominium Plan, excepting that portion consisting of buildings and other improvements.

Except there from all minerals, oil, gas and other hydrocarbon substances lying below a depth of 500 feet below the surface of said Land without the right of surface entry above the depth of 500 feet from the surface, as reserved in deeds of record.

Those portions of Unit 53, hailding 14, inclusive, as shown and defined on the Condominium Plan, Consisting of buildings and other improvements.

### Parcel 4:

An undivided one-eightieth (1/80th) interest as Tenants in Common, in and to those portions of the Common Area as shown and defined on the Condominium Plan, consisting of buildings or other improvements.

### Parcel 5:

An easement for the exclusive use and occupancy of those portions of the restricted Common Area, as defined on said Condominium Plan for ground level entry, courtyard entry, staircases, garages, and attic space relating to said units.

A non-exclusive easement and right to use the Common Area as defined on said Condominium Plan, except the restricted Common Area(s).

4

ORANGE,CA

Page 5 of 5

Printed on 11/26/2019 9:02:05 AM

Document: AL 2018.395579

RANCHO DEL REY OVER 55 MANUFACTURED HOME PARK
Qualifying and Occupancy Requirements 2018
16222 Monterey Lane
Huntington Beach 92649
THANYA
5 STAR HOMES SP#1231425
714 308-7735

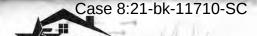
# General Information:

- EACH, Prospective Resident must submit a park application with attached proof of income prior to opening escrow
- Person/s to occupy the home must verify income of \$3786 per month, renting of property or sub-letting is not allowed
- Park may ONLY use income of owner/occupant 55 or over, registered on Title and sign Lease Agreement
- Income verification MUST be in the form of COPIES; direct deposit, bank statements showing SOURCE, social security, retirement, pay stubs, etc. Funds/savings in an account is NOT income
- Applicants MAY submit Income Tax Statement for alternate verification of income if more convenient
- One owner 55 or over, others over 18, residents MUST park cars in driveway, guest parking for guests only. Extra resident's cars may park on Monterey Lane
- Park allows two small indoor pets, dogs 22 lbs OR 15 in" at shoulder
- Dogs must be on leash at all times, no solid fencing, privacy screens are allowed. May have doggie gate if home has a porch, with owner present. Dogs are not allowed to be left in any enclosed area, not allowed on common area or in the park office. Dogs may be walked thru the park on leash
- Monthly space rent \$1325 for 2018, plus utilities. Space rent increases each year between 2%-4%. Lease is for one year
- Mandatory meeting with manager with ALL occupants for Rules and Regulations for final park approval, week day appointments only
- Obtaining a loan or paying cash for a home is separate from qualifying for park income requirement. If obtaining a loan, the amount of the mortgage payment will be added to the park's income requirement \* 5 Star Home Lending Richard Herr/714 891-6383 \*Request a park and loan application\* Thanya 714 308-7735

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 125 of 648 ditunion.com/OnlineBanking/Accounts/Chec...

Check # 2757

FA :	22690		2757
· JAMIE L GALLIAN 1 4476 ALDERPORT DR L HUNTINGTON BEACH, CA 92849-228		7/17/18	2-0157/2710 465
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Stanton, CA 90680

Phone: (714) 891-6383 Fax: (714) 891-8120

Desc 11854

Land State of State o

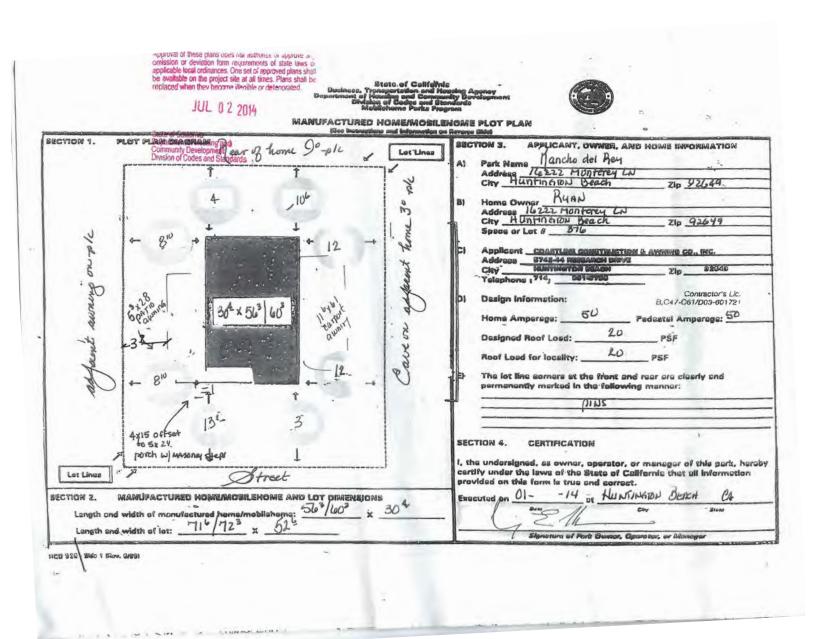
NOTICE: THIS FORM IS COPYRIGHTED AND REPRODUCTION OF ALL OR PART IS STRICTLY FORBIDDEN.

#### MANUFACTURED HOME PURCHASE ORDER AND FEDERAL DISCLOSURE STATEMENT PURCHASER: ADDRESS: PHONE: CITY: STATE: SALESPERSON: Subject to the terms and conditions stated on both sides of this agreement Seller agrees to sell and Purchaser agrees to purchase the following MFD./MBL. Home: B. ROOMS APPROX. (NOT INCL. MODEL □ NEW TOW BAR/EAVES.) W. ☐ USED SERIAL NUMBER HUD OR HCD NO. APPROX. DEL. DATE DT, OF MFG. THE COST OF THE MFD./MBL. HOME EXCLUDES THE LISTED PRICES FOR THESE ITEMS. SQ. FT. LIVING AREA TOW BAR S WHEELS WHEEL HUBS, \$ TIRES \$ MFD. HOME PRICE \$ ESCROW OPEN DATE MFD. ORD. STK #/OTHER USED HOME SALES TAX, IF ANY, (1ST SOLD PRIOR TO 7/1/80) ITEMIZED ACCESSORIES AND THEIR COSTS: (SEE ADDENDUMS) TOTAL ACCESSORIES (OUTSIDE HOME) \$ TOTAL MFG. HOME & ACCESSORIES \$ SALES TAX (ITEMS NOT INTEGRAL TO HOME) \$ FOUNDATION SYSTEM / TIE DOWNS \$ DELIVERY \$ ESCRIPTION OF SET UP \$ NAME MODEL BEDROOMS HCD FEES \$ TITLE NO. SERIAL NO COLOR INSURANCE PREMIUM (ONLY IF SOLD BY DEALER) \$ **ESCROW FEES** \$ AMOUNT OWING ACCOUNT NO. SCHOOL FEES S TO WHOM: OTHER / PRE PAID TAXES \$ ADDRESS/PHONE DOC. FEE (NOT A GOVERNMENTAL CHARGE) \$ THE MANUFACTURER STATES THAT INSULATION HAS BEEN INSTALLED IN THIS 1. TOTAL CASH PRICE \$ HOME AS FOLLOWS: (NEW ONLY) ALLOWANCE ON TRADE-IN TYPE THICKNESS 'R' FACTOR LESS BAL. DUE ABOVE ROOF **NET ALLOWANCE EXTERIOR WALLS** PAID HEREWITH FLOOR CASH BEFORE DEL. **DESIGNATED DEPOSIT** WARNING - Unless a charge is included in this Agreement for . 8 (INC. IN DN. PMT) Public Liability or Property Damage Insurance, Payment for such Coverage is not provided by this agreement. 2. LESS BUYERS DOWN PAYMENT 3. UNPAID BAL. ON CASH SALES PRICE \$ "If the dealer is also licensed as a real estate broker, the \$ 4. FINANCE CHARGE sale of a manufactured home or mobilehome being installed 5. ANNUAL PERCENTAGE RATE % on a foundation system pursuant to Section 18551 may be \$ 6. TOTAL PAYMENT AMOUNT (3+4) included in the purchase document for the underlying real \$ 7. UNPAID BALANCE DUE PRIOR TO DEL. property, provided that the requirements of HSC SEC. \$ 8. TOTAL DEFERRED PAYMENT PRICE (2+6) 18035.3 are met." PAYABLE AS FOLLOWS THE DEALER CERTIFIES THAT THE INSTALLATION CONTRACTOR IS: NAME LIC. # **BUSINESS ADDRESS** In the event the manufactured home cannot be delivered "and/or" inspection completed within the agreed delivery time due to nonperformance by the buyer, buyer agrees to CITY ZIP CA one of the following at the option of the seller, either (1) to pay \$ A Contractor is required by law to be licensed and regulated by the charges per day until a manufactured home installation acceptance or certificate of occupancy is obtained in additionto all other consideration owing or (2) pay the sum Contractors State License Board, P.O. Box 26000 Sacramento, CA 95827. in lieu of total consideration.

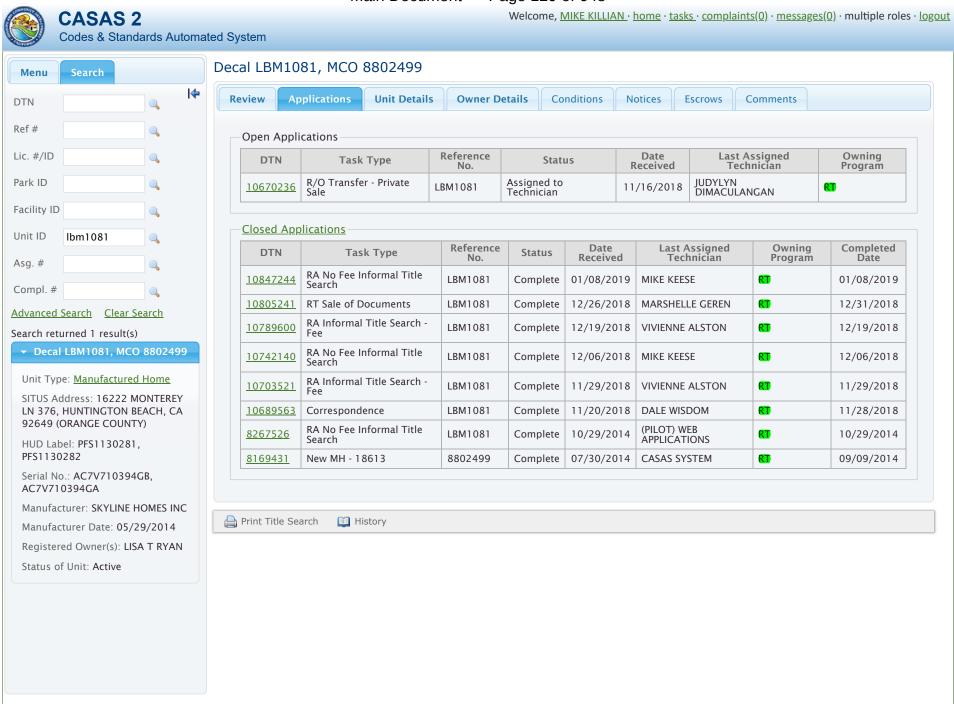
NOTICE TO BUYER: (A) DO NOT SIGN THE PURCHASE AGREEMENT BEFORE YOU READ IT OR IF IT CONTAINS ANY BLANK SPACES TO BE FILLED IN. (B) YOU ARE ENTITLED TO A COMPLETELY FILLED-IN COPY OF THAT AGREEMENT AND, IF PURCHASING A MANUFACTURED/MOBILE HOME COVERED BY A WARRANTY, A COPY OF THE WARRANTY. Complaints concerning the purchase shall be referred to the dealer and. if the complaint is not resolved, may be referred

ITEMIZED ACCESSO	8:21-bk-11 RIES AND THEIR	710-SC DO COSTS: (SEE A)	oc 536 Filed Jun Document	01/25/25 Entered 01/27/25 10:52:4 Page 127 of 648	1 Desc
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				1	
-					
-				TOTAL ACCESSORIES (OUTSIDE HOME)	\$
199				TOTAL MFG. HOME & ACCESSORIES	\$
				SALES TAX (ITEMS NOT INTEGRAL TO HOME)	\$
				FOUNDATION SYSTEM / TIE DOWNS DELIVERY	\$
	The second second	OF TRADE-IN	DEPOS NO.	SET UP	\$
NAME	MODEL		BEDROOMS	HCD FEES	\$
TITLE NO.	SERIAL NO		COLOR	INSURANCE PREMIUM (ONLY IF SOLD BY DEALER)	\$
AMOUNT OWING			ACCOUNT NO.	ESCROW FEES SCHOOL FEES	\$
TO WHOM:				OTHER / PRE PAID TAXES	\$
ADDRESS/PHONE				DOC. FEE (NOT A GOVERNMENTAL CHARGE)	\$
THE MANUFACTURER'S HOME AS FOLLOWS: (N		LATION HAS BEEN	INSTALLED IN THIS	1. TOTAL CASH PRICE	\$
HOME AS FOLLOWS. (N	1	1	Linisaton	ALLOWANCE ON TRADE-IN \$	
ROOF	TYPE	THICKNESS	'R' FACTOR	LESS BAL. DUE ABOVE \$  NET ALLOWANCE \$	
EXTERIOR WALLS				PAID HEREWITH \$	
FLOOR	1			CASH BEFORE DEL. \$	
WARNING - Unles	ss a charge is	included in th	is Agreement for	DESIGNATED DEPOSIT \$	
Public Liability o such Coverage is	r Property Da	amage Insuran	ce, Payment for	(INC. IN DN. PMT)  2. LESS BUYERS DOWN PAYMENT	\$
Such Coverage is	not provided	by this agree	menti	3. UNPAID BAL. ON CASH SALES PRICE	\$
on a foundation included in the p property, provide 18035.3 are met.	ourchase doo d that the req	cument for the	underlying real	6. TOTAL PAYMENT AMOUNT (3+4) 7. UNPAID BALANCE DUE PRIOR TO DEL. 8. TOTAL DEFERRED PAYMENT PRICE (2+6) PAYABLE AS FOLLOWS:	\$
THE	DEALER CER	TIFIES THAT TH	E		
INS	STALLATION C	ONTRACTOR IS			14
NAME		LIC.#			37 97 97 97
BUSINESS ADDRE	SS		1	In the event the manufactured home cannot be delivered "and within the agreed delivery time due to nonperformance by the state of the s	d/or" inspection completed the buver, buver agrees to
CITY		CA ZIP	-	one of the following at the option of the seller, either (1) to put charges per day until a manufactured home installation as	pay \$
A Contractor is rec Contractors State Li	quired by law to icense Board, P.C	be licensed and b. Box 26000 Sacra	regulated by the mento, CA 95827.	occupancy is obtained in additionto all other consideration	owing or (2) pay the sum eu of total consideration.
ANY BLANK SF AGREEMENT A OF THE WARRA to the Department Sacramento, Califor of a conditional sale	PACES TO B ND, IF PUR NTY. Complai of Housing and rnia 95812-003 contract.	E FILLED IN. CHASING A Ints concerning the Community De 1 (telephone (80))	(B) YOU ARE E MANUFACTURE ne purchase shall be velopment, Division 0) 952-5275). A fail	GREEMENT BEFORE YOU READ IT OR INTITLED TO A COMPLETELY FILLED-II D/MOBILE HOME COVERED BY A WAR referred to the dealer and, if the complaint is not res of Codes and Standards, Occupational Licensing to disclose pursuant to this section shall not be	RRANTY, A COPY olved, may be referre g, Post Office Box 31 to the basis for recision
The Manufactured I is used for any purp pursuant to this cert PURCHASER	ose other than	purchasing will a residence, I m	be used as a reside ay be liable, to the S	nce. I further certify that I understand that if subject tate Board of Equalization, for the tax measured by DATE	t Manufactured Home the amount exclude
DECE	IPT OF A FIL	LED-IN COPY	OF THIS AGREEM	ENT IS HEREBY ACKNOWLEDGED BY PURC	HASER
age, and agrees to si Mobile Home are mo	gn a Security Ag re than quoted by	reement according the Purchaser, the	to the terms herein. Ir e Purchaser hereby ag	ed by an authorized representative of lender. Purchaser on the event payoff figures on a trade-in toward the purcha prees to pay this excess on demand.	se of a Manufactured of
			HE REVERSE OF THIS A F THIS AGREEMENT.	AGREEMENT ARE INCORPORATED HEREIN AND ARE FUI	LLY APPLICABLE
SELLER:	57	4. ×/1	-374 0 77 77 77 77	PURCHASER:	77
SELLER:	- 47 L			PURCHASER:	
AUTHORIZED REPR	ECENTATIVE OF	DEALER	3	-DATE:	20
AU I HUNIZED HEPK	LOCINIALIVE OF	DEALER			Form #100 (02

Published by AMN Publications, formerly Barry D. Whittlesey Publications



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http://casas2.hcd.ca.gov:7003/casas/

Version 2.0.371

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	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE JUSTICE CENTER:	FOR COURT USE OF
Central - 700 Civic Center Dr. West, Santa Ana, CA 92701	SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE CENTRAL JUSTICE CENTER
☐ Harbor-Newport Beach Facility - 4601 Jamboree Rd., Newport Beach, CA 92660-2595 ☐ North - 1275 N. Berkeley Ave., Fullerton, CA 92838-0500	JUSTICE CENTER
☐ West - 8141 13 <sup>th</sup> Street, Westminster, CA 92683	OCT 18 2018
PLAINTIFF: HOUSE Bras Co.	DAVID H. YAMASAKI, Clark of the Court
PLAINTIFF: 7 2000	BY:
DEFENDANT: LISA Ryen	,DEPUTY
STIPULATION FOR ENTRY OF JUDGMENT - UNLAWFUL DETAINER Limited Civil	CASE NUMBER: /0/3582
IT IS STIPULATED by and between the plaintiff(s):	Co DBA Rancho Od Pley
and defendant(s): Lisa Ryan	Mobile Home Estates
that plain tiff(s) be awarded possession of the premises located at:  16222 Monterey have 584 376  and that a money judgment be granted in favor plaintiff(s) as follows:	includes forfeiture of the lease  Hentington Beach C9
and that a money judgment be granted in favor plaintiff(s) as follows:	remulatspace-
\$ 6222 33 Rent & Damages, \$ 2166.00 Attorney f	ees, \$ Costs, for a
TOTAL SUM OF \$ 8,7 43, 07 , plus interest after judgment at the	legal rate.
A writ of possession is to issue forthwith, but no final lockout prior to: No	<del>y</del> 2018
☐ STIPULATION FOR PAYMENTS	
Defendant agrees to pay installments of \$on the	day of each month commencing
on until paid in full; if any payment is more than	days late, the entire amount will
become due and payable immediately. Sealed per CC	P1161.2 -
Judgment is to be entered immediately Judgment is only to be entered	ed upon default in payments
l all	
D PLAINTIFF(S) AND DEFENDANT(S) THOMAS COLUMN EAS FOR	LLOWS:
Defendant to Vocate property on or 1	100ense J 2018
Placeleff is entitled to write as possesson.  prior & November 21, 2018 Defendant 5	Wett no local our
	go 120 day
Galo to proceed via escrow. I escre	ow dues not close
on a before feb 18, 2019 Planly	l és entited
to notice and execute a warehouse	len personal to CC 798.
I/we the defendant(s), understand that I/we have the right to: (1) have an attorney default of terms of the stipulation; (3) I/we give up these rights.	present; (2) notice and/or hearing of any (e)()
10/18/18 / 18	
Date: 10/10/10/10/10/10/10/10/10/10/10/10/10/1	PLAINTIFF/ATTORNEY
	PLAINTIFF/ATTORNEY  DEFENDANT/ATTORNEY
Date: 10/18/2018 PLANTERATIONNEL ALL	DEFENDANT/ATTORNEY
Date: 10(18/2018 PLANDEFFATTORNEY)	DEFENDANT/ATTORNEY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE JUSTICE CENTER:  Central - 700 Civic Center Dr. West, Santa Ana, CA 92701  Harbor-Newport Beach Facility - 4601 Jamboree Rd., Newport Beach, CA 92660-2595  North - 1275 N. Berkeley Ave., Fullerton, CA 92838-0500  West - 8141 13 <sup>th</sup> Street, Westminster, CA 92683	SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE CENTRAL JUSTICE CENTER  OCT 18 2018  DAVID H. YAMASAKI, Clerk of the Court
PLAINTIFF: F(W& C) 63.	BY:DEPUTY
DEFENDANT: Lisa Ryan	
STIPULATION FOR ENTRY OF JUDGMENT - UNLAWFUL DETAINER Limited Civil	CASE NUMBER: 101 3582
IT IS STIPULATED by and between the plaintiff(s):and defendant(s):	
that plain tiff(s) be awarded possession of the premises located at:	☐ includes forfeiture of the lease
□ and that a money judgment be granted in favor plaintiff(s) as follows:  \$Rent & Damages, \$Attorney f  TOTAL SUM OF \$, plus interest after judgment at the l  A writ of possession is to issue forthwith, but no final lockout prior to:	egairate.
Defendant agrees to pay installments of \$ on the on until paid in full; if any payment is more than become due and payable immediately.  □ Judgment is to be entered immediately □ Judgment is only to be entered.	days late, the entire amount will
on unpaid central bliles and attemy for and cost \$347.71) at the line of the and attempt of the present of the	Les (2166.00)
I/we the defendant(s), understand that I/we have the right to: (1) have an attorney default of terms of the stipulation; (3) I/we give up these rights.	present (2) notice and/or hearing of any
Date: 10/18/18 Xuffing (11/18)  Date: 10/18/2018 Xuffing (11/18)	PLAINTIFF/ATTORNEY
JUDGMENT IS HEREBY ORDERED ON ALL TERMS OF THE FOREGO	ING STIPULATION.
Date: 10/18/2018	ludge/Commissioner of the Superior Cour (*signonly if judgment is to be entered immediately

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# STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE

Manufactured Home

Decal No: LBM1081

90002	Manufacturer ID/Name SKYLINE HOMES INC	Trade Name CUSTOM VILLA	n	Model	DOM 05/29/20	14	DFS 07/28/20	RY	E	xp. Date
AC7V710		Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	56' 60'	Width 15' 2" 15' 2"	SPC	30	Exempt	Use SFD Total F	LPT ees Paid
Adda	essee						Sep 1	0, 2014	sii	\$91.0

LISA T RYAN

**16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649** 

Registered Owner(s)

LISA T RYAN **16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649** 

Situs Address

**16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649** 

**IMPORTANT** 

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 8169431

NOV 1 6 2018

	ACING CERTIFICATION	
California Health and Safety Code (HSC) Sections 18029.6 and 18031.7 require that on the date of and used multifamily manufactured homes: 1) be equipped with an operable smoke detector in ea heater appliances be seismically braced, anchored, or strapped pursuant to existing codes. A declaratitle stating that these requirements have been met.	ch room decioned for cleaning and ?	Vall God one bromber was
I/We further agree to indemnify and save harmless the Director of the State of California, Depart purchasers of said unit. for any loss they may suffer resulting from registration of the unit in California.	in or from iconanan of a California Can	evelopment, and subsequent tificate of Title covering the
same. I/We certify under penalty of perjury under the laws of the State of California that the foregoing Executed on 1/1/2018 at Huntington Blach Date	State	100000000000000000000000000000000000000
Something of the second of the	ISA T RYAN	
SECTION B-RELEASING SIGNATURES	Printed Name	
( V ) 1 de pro		11
1a. Releasing Signature of Registrati Owner	Date of Release	11/1/2018
lb.	Date of Release	
Releasing Signature of Registered Owner		
2. Release to the control of Record of any sign and check appropriate box		Assign Interest
SECTION C - NEW OWNER INFORMATION	r≅ If Assign Interest is checked - Con	ipiete New Legal Owner Below)
NEW REGISTERED OWNER - Please Print	or Type Clearly	
3a. J. SandCastle Co. LLC 30.		
	New Registered Owners Name	411/10
3b 3d		
If more than one New Owner going onto title, please check the appr	New Registered Owners Name opriate Co-owner term box.	
☐ Joint Tenants with Right of Survivorship ☐ Tenants In Common OR	Trust/Trustee(s)  # If this box is checked-Complete HCD 476.6	)B)
☐ Tenants In Common AND ☐ Community Property	Community Property with Right	of Survivorship
4. 16222 Montercy Ln + 376 Hur	Itinaton Beach	7 UA 92649
Mailing Address of New Registered Owner A City/State		Zip Code
Actual Location Address of Ugit		Zip Code
6. 4 8 d 5, 000 4 1 3,000 11-1-18		
Purchase Price or check box if Gift- Purchase Date or Transfer Date		
7a. Sara Castle Co, LLC My Sullons Signature of New Registered Owners Signature of New Registered Owners	or a chi p i io	
mindred	Signature of New Registered Owners	
7b. Signature of New Registered Owners	Signature of New Registered Owners	
NEW LEGAL OWNER - Please Print or		
8a		
If more than one New Lender going onto title, please check the appropria	New Legal Owners Name riate Co-owner term box below.	
☐ Joint Tenants with Right of Survivorship ☐ Tenants In Common OR *□		581
☐ Tenants In Common AND ☐ Community Property	Community Property with Right	
9,		-
Mailing Address of New Legal Owner City/State NEW JUNIOR LENHOLDER - Please Print	or Type Clearly	Zîp Code
10a10b.	*	
	New Junior Lienholder Name	
11,		
Mailing Address of New Junior Lienholder City/State		Zip Code
SECTION D - RELEASE OF DEALERS		
12.		
Signature of Selling Dealer Print Douber S.		

State of California

BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM
PO Box 2111 Sacramento CA 95812-2111
1 800 952-8356
www.hcd.ca.gov



# NOTICE OF SALE OR TRANSFER

ATTENTIO	SIGN, AN	OME OR COM	MERCIAL COACH O THE ADDRESS	. AT THAT TIN	TRANSFER YOUR ME COMPLETE, TO REPORT THE
SECTION I:	Enter the following in Frade name of Unit.	formation that desc	cribes your unit: Decal/Lic	ense plate number(s),	Serial(s) number, and
SECTION II:	Enter the sale price a	and the date of sale	/transfer including the mo	nth, day, and year.	
			of the new owner/buyer(s		
SECTION IV:	Enter date, city, and print their names(s).	state indicating wh	ere and when this form is I	being executed. SELI	LER(S) MUST SIGN and
SECTION I.	DESCRIPT	ION OF UNIT			
Decal Num	ber(s)	Serial	Number(s)		Frade Name
LBM/O	81 ACT	1710394 14110394	GB GA	Custo	m Villa
SECTION II.	SALE OR T	RANSFER INFOR	MATION		
SECTION III.	named below, on _	the receipt of the re	r		ansfer and deliver to the unit described above.
Name: Address:	782 PIN	10N Dr.	J-San Its MA	rd calle	CO, LLC
City: H	untinato	1 Bch	State: CA	Zip Code:	976.49
SECTION IV.	CERTIFICATION A	ND RELEASE			1301
wive mave the ng	int to sell it, and 3) I/	We guarantee and	e State of California that: I will defend the title to the ee of all liens and encumb	unit against the claim	owner(s) of the unit, and 2) s and demands of any and
I/We certify unde	r penalty of perjury	under the laws of th	ne State of California that t	he foregoing is true a	nd correct.
Executed On	1/1 2018 Date	at_	Huntington City	Beach	State
Signature of Selle Printed Name:	LISA -	RYAN	5 4	W. Sin	11/15/2018

	ertificate verifies only the identity of the individual who signed the I not the truthfulness, accuracy, or validity of that document.
State of California  County of Orange  On <u>Navember 15 20/6</u> before me, _  Date  personally appeared <u>Lisa Thereso</u>	Brandon Vargas, Notary Public  Here Insert Name and Title of the Officer  EYAN  Name(s) of Signer(s)
subscribed to the within instrument and ac	ctory evidence to be the person(s) whose name(s) is/are knowledged to me that he/she/they executed the same in the by his/her/their signature(s) on the instrument the person(s), as acted, executed the instrument.  I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature Aman Aman Signature of Notary Public
Place Notary Seal Above	- OPTIONAL -
	g this information can deter alteration of the document or of this form to an unintended document.
Description of Attached Document  Title or Type of Document: Detarbart of the Document Date:  Bigner(s) Other Than Named Above:	busing and community deviament certificate of title  Number of Pages: 3

# J-SANDCASTLE CO, LLC 714-321-3449

November 19, 2018

Rancho Del Rey Mobile Home Estates. 16222 Monterey Huntington Beach, CA 92649

Attn: Ms. Kathryn Curtiss

Dear Ms. Curtiss,

Than you for the opportunity to submit this application for residency in the RDR Mobile Home Estates.

I have been looking for several months in the park. With no luck finding a unit that was the size I wanted or the amenities I desired, Five Star returned my \$500.00 several weeks ago.

I looked many times at unit 376, and I believe I have found a beautiful model I can enjoy.

- J-Sandcastle Co, LLC entered into a soft purchase contract with Ms. Ryan on November 1, 2018.
- J-Sandcastle Co. LLC has satisfied the Property Tax Liabilities and has successfully obtained Tax Clearance Certificate from the County of Orange Tax Assessor.
- J-Sandcastle Co, LLC entered into Sales Contract with Ms. Ryan on November 15, 2018.

On November 16, 2018, after J-Sandcastle Co., LLC satisfied the outstanding debt owed by Ms. Ryan, Ms. Ryan and J-Sandcastle Co. LLC successfully

executed Transfer of title of the home known as 16222 Monterey Lane Sp 376 Huntington Beach CA.

J-Sandcastle Co. LLC would like to submit payment in satisfaction of the judgment entered in favor of Houser Bros Co by Cashiers Check attached in the amount \$ 8,743.07. I fully anticipate there will be accruing rents due from October 18, 2018 to close the previous tenants account.

J-Sandcastle Co., LLC and Jamie L Gallian, anxiously await your review of the attached documents for occupancy and residency.

Ms. Gallian and Ms. Ryan have agreed to a peaceful transition and we wish Ms. Ryan well.

J-Sandcastle Co LLC has obtained Ms. Ryan's cooperation in vacating the home. Ms. Ryan has signed and entered into agreement with a commitment to me that she will continue moving out of the home and the home will be vacated completely by Ms. Ryan on or before Sunday, November 25, 2018.

On Monday, November 26, 2018, Ms. Ryan's realtor First Team Real Estate, Agent Nickie Hoover, will conduct a Final walk through of the home with J-Sandcastle Co, LLC, Jamie Gallian and Ms. Ryan.

On or before November 26, 2018, J-Sandcastle Co. LLC and Jamie Gallian respectfully requests consideration and would like to enter into a lease agreement with RDR Mobile Home Estates for residency.

Thank you for time in consideration of the foregoing.

If you have any questions or concerns, please feel free to contact me at your earliest convenience.

Yours truly,

J-SANDCASTLE CO., LLC

J-Sandcastle Co. LLC

Its Member, Jamie L. Gallian

Jamis L GAllian

				EJ-130
AUC: VIVIENNE J ALSTON IRMINANE ALSTON ALSTON & DIEBOLD IRRETAGRESS 27201 PUERTA REAL, STE 300 INV. MISSION VIEJO	AR NO 170746  TATE CA ZIPCOSE 92691  AND 714 556 9500	FO	R COURT USE OILY	
UPERIOR COURT OF CALIFORNIA, COUNTY OF ORA IREET ADDRESS 700 CIVIC CENTER DRIVE WEST AUDIC ADDRESS IT AND 2P CODE SANTA ANA CA 92701 ERANCHIAMS CENTRAL JUSTICE CENTER			Fursuant to Californic Code § 36150(t), in Countries, cardial reflects the record. The electronic state on this document which and it street as an engineering and countries.	sthis document le dilipial court celenature and neat have the egal torce and lipinal clarks seat, Colforna
Plaintiff: HOUSER BROS. CO. efendant: LISA RYAN		30 2018 01013	3582 CLUDCJC	
EXECUTION (Money Judgment) VRIT OF X POSSESSION OF Pers	onal Property Property	Untimite	Civil Case 3 Small Claims) d Civil Case 3 Family and Prob	pate)
oduginent debitat (hame, type of legal entity if his	it a 9. X See next page for	information on rea	or personal prop	erty to be
natural person, and last known address):  LISA RYAN 16222 Monterey Lane, Space 376 Huntington Beach, California 92649	for items 11–17, see form  11. Total judgment (as enlard 12. Costs after judgment (CC	writ of possession on a sister-state ju MC-012 and form ad or renewed) CP 685.090)	or sold under a w dgment.	
LISA RYAN 16222 Monterey Lane, Space 376	for items 11–17, see form  11. Total judgment (as enten 12. Costs after judgment (CC 13. Subtotal (add 11 and 12)  14. Credits to principal (after	writ of possession on a sister-state ju MC-012 and form ad or renewed) CP 685.090) credit to interest)	or sold under a w dgment. MC-013-INFO \$ \$ \$ \$	
LISA RYAN 16222 Monterey Lane, Space 376 Huntington Beach, California 92649  Additional judgment debtors on next page	for items 11–17, see form  11. Total judgment (as enlant)  12. Costs after judgment (CC)  13. Subtotal (add 11 and 12)	writ of possession on a sister-state ju MC-012 and form ad or renewed) CP 685.090) credit to interest) (subtract 14 from 1 ag due per CCP	or sold under a w dgment. MC-013-INFO \$ \$ \$ \$	
LISA RYAN 10222 Monterey Lane, Space 376 Huntington Beach, California 92649  Additional judgment debtors on next page Judgment entered on (date):	delivered under a value of thems 11–17, see form 11. Total judgment (as enter 12. Costs after judgment (CC 13. Subtotal (add 11 and 12) 14. Credits to principal (after 15. Principal remaining due (16. Accrued interest remaining 585.050(b) (not an GC 6) 17. Fee for issuance of write 18. Total (add 15, 16, and 1)	writ of possession on a sister-state ju MC-012 and form ad or renewed) or 685.090) credit to interest) subtract 14 from 1 ng due per CCP 103.5 fees)	or sold under a w dgment. MC-013-INFO S S S S	
LISA RYAN 16222 Monterey Lana, Space 376 Huntington Beach, California 92649  Additional judgment debtors on next page Judgment entered on (date): 10-12-2018 M  Notice of sale under this writ a. K has not been requested. b. has been requested (see next page).  Joint debtor information on next page.	delivered under a value of the missing of the missi	writ of possession on a sister-state ju MC-012 and form ad or renewed) or 685.090)  credit to interest) is abbract 14 from 1 and up per CCP 103.5 fees)  m date of writ (at (not on GC) costs included in 5, 68637; CCP	or sold under a w dgment. MC-013-INFO \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
LISA RYAN 16222 Monterey Lane, Space 376 Huntington Beach, California 92649  Additional judgment debtors on next page Judgment entered on (date):  Judgment renewed on (dates):  Notice of sale under this writ  a.   x   has not been requested.  b.   has been requested (see next page).	delivered under a value of the most of the court of the court of the most of the court of	writ of possession on a sister-state ju MC-012 and form ad or renewed) CP 685.090)  credit to interest) (subtract 14 from 1 ag due per CCP 103.5 fees)  m date of writ (a) (not on GC 1.5 68637; CCP 1.5 68637; CCP 1.5 for in items 11-15	or sold under a widgment.  MC-013-INFO S S S S S S S25.00 S S are different for each debtor in	of sale.

	DAIEN: STATE BAD	NO: 170746	1947	EJ-130	
ITTORNEY OR PARTY WITHOUT ATTO IAME: VIVIENNE J ALSTON IRW NAME: ALSTON ALSTON IRW NAME: ALSTON ALSTON IRW MISSION VIEJO ELEPHONE NO.: 714 556 9400 JAMAIL ADDRESS: VAISTON@aadli INTORNEY FOR (Name): HOUSER	N I & DIEBOLD TA REAL, STE 300 STAT FAX N awyers.com	E: CA ZIP CODE 92691 o 714 556 9500	FO	R COURT USE ONLY	
The second secon	DGMENT CREDITOR	ASSIGNEE OF RECORD		Pursuant to Calli ornia Government	
SUPERIOR COURT OF CALIF- STREET ADDRESS 700 CIVIC O MAILING ADDRESS LITY AND ZIP CODE SANTA ANA BRANCH NAME CENTRAL J	CENTER DRIVE WEST A CA 92701 JUSTICE CENTER	GE	CASE NUMBER	Code § 59150/d), the Clerk of the Counthereby certifies this occurrent accurately reflects the official count record. The electronic signalure and seal on this document have the same validity and legal force and effect as an original clark's signature and colurt seal. California Government Code § 69150(g).	
Plaintiff: HOUSER BROS	S. CO.			582 CLUDCJC	
Defendant: LISA RYAN  EXECUTI WRIT OF X POSSESS  SALE		nal Property Property	Unlimited	Civil Case   Small Claims)   Civil Case   Family and Probate)	
is the x original jud	igment creditor ass		s shown on this lormation on real t of possession	form above the court's name. For personal property to be or sold under a writ of sale.	
LISA RYAN 16222 Monterey Lane, S Huntington Beach, Califo		10. This writ is issued on a sister-state judgment (as entered or renewed)  11. Total judgment (as entered or renewed)			
		12. Costs after judgment (CCP 685.090)		\$	
1		13. Subtotal (add 11 and 12)		\$	
	er kan er ober er er er er	14. Credits to principal (after cr	redit to interest)	\$	
Additional judgme	ent debtors on next page	15. Principal remaining due (su	btract 14 from 1	3) \$	
5. Judgment entered on ( 10- 18 -2018 #	(date):	16. Accrued interest remaining 685.050(b) (not on GC 610	due per CCP	\$	
<ol> <li>Judgment renewe</li> </ol>	ed on (dates):	17. Fee for issuance of writ		\$25.00	
		18. Total (add 15, 16, and 17)		\$25,00	
	T CONTROL OF	19. Levying officer:  a. Add daily interest from the legal rate on 15) (n 6103.5 fees)  b. Pay directly to court co 11 and 17 (GC 6103.5, 699.520(i))	of on GC sts included in 68637; CCP	CENTRAL/	
		20. The amounts called f debtor. These amour Attachment 20.	nts are stated for		
	David H. Yamasaki, Cleri	k of the Court	/1/	U.U.C.	
William To Hill In	David H. Yamasaki, Cleri Issued on (date): 11/14		Jana De	ulud o Reputy	

	CASE NUMBER:
Plaintiff: HOUSER BROS, CO. Defendant: LISA RYAN	30 2018 01013582 CLUDCJC
Additional judgment debtor (name, type of legal entity if not a natural person, and last known address):	
22. Notice of sale has been requested by (name and address):	
	n (date): ame, type of legal entity if not a natural person, and
	st known address of joint debtor:
c. Additional costs against certain joint debtors are itemized:	Below On Attachment 23c
24. X (Writ of Possession or Writ of Sale) Judgment was entered for the fo	llowing:
a. X Possession of real property: The complaint was filed on (date): 8- (Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3)	) have been checked.)
	) have been checked.) n compliance with CCP 415.46. The judgment includes
(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3)  (1) X The Prejudgment Claim of Right to Possession was served in all tenants, subtenants, named claimants, and other occupants.  (2) The Prejudgment Claim of Right to Possession was NOT ser	have been checked.) n compliance with CCP 415.46. The judgment includes its of the premises.  rved in compliance with CCP 415.48.
(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3)  (1)   The Prejudgment Claim of Right to Possession was served in all tenants, subtenants, named claimants, and other occupants.	have been checked.) In compliance with CCP 415.46. The judgment includes ats of the premises.  Inved in compliance with CCP 415.46.  Intel housing unit. (An occupant not named in the judgment including the time the levying difficer returns.)
(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3)  (1) X The Prejudgment Claim of Right to Possession was served in all tenants, subtenants, named claimants, and other occupant  (2) The Prejudgment Claim of Right to Possession was NOT ser  (3) The unlawful detainer resulted from a foreclosure sale of a rejudgment may file a Claim of Right to Possession at any time to effect eviction, regardless of whether a Prejudgment Claim	have been checked.) In compliance with CCP 415.46. The judgment includes his of the premises.  Inved in compliance with CCP 415.48.  Intal housing unit. (An occupant not named in the pup to and including the time the levying difficer returns in of Right to Possession was served.) (See CCP 415.46)  If the Prejudgment Claim of Right to Possession was
(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3)  (1)   The Prejudgment Claim of Right to Possession was served in all tenants, subtenants, named claimants, and other occupants.  (2)  The Prejudgment Claim of Right to Possession was NOT ser (3)  The unlawful detainer resulted from a foreclosure sale of a rejudgment may file a Claim of Right to Possession at any time to effect eviction, regardless of whether a Prejudgment Claim and 1174.3(a)(2).)  (4) If the unlawful detainer resulted from a foreclosure (item 24a(3)), or	have been checked.) In compliance with CCP 415.46. The judgment includes atts of the premises. Inved in compliance with CCP 415.48. Inved in compliance with CCP 415.48. Investigation of Right to Possession was served.) (See CCP 415.46. In the Prejudgment Claim of Right to Possession was served.)
(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3)  (1) X The Prejudgment Claim of Right to Possession was served in all tenants, subtenants, named claimants, and other occupants.  (2) The Prejudgment Claim of Right to Possession was NOT ser  (3) The unlawful detainer resulted from a foreclosure sale of a rejudgment may file a Claim of Right to Possession at any time to effect eviction, regardless of whether a Prejudgment Claim and 1174.3(a)(2).)  (4) If the unlawful detainer resulted from a foreclosure (item 24a(3)), or not served in compliance with CCP 415.48 (item 24a(2)), answer the	have been checked.) In compliance with CCP 415.46. The judgment includes atts of the premises.  Inved in compliance with CCP 415.46.  Intel housing unit. (An occupant not named in the judgment including the time the tevying officer returns a of Right to Possession was served.) (See CCP 415.46)  If the Prejudgment Claim of Right to Possession was be following:
(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3)  (1) X The Prejudgment Claim of Right to Possession was served in all tenants, subtenants, named claimants, and other occupants.  (2) The Prejudgment Claim of Right to Possession was NOT served.  (3) The unlawful detainer resulted from a foreclosure sale of a rejudgment may file a Claim of Right to Possession at any time to effect eviction, regardless of whether a Prejudgment Claim and 1174.3(a)(2).)  (4) If the unlawful detainer resulted from a foreclosure (item 24a(3)), or not served in compliance with CCP 415.46 (item 24a(2)), answer the court will hear objections to enforcement of the judgment b. The court will hear objections to enforcement of the judgment b. Sale of personal property.  Sale of personal property.	have been checked.) In compliance with CCP 415.46. The judgment includes hits of the premises.  Inved in compliance with CCP 415.48.  Intal housing unit. (An occupant not named in the judgment including the time the levying difficer returns in of Right to Possession was served.) (See CCP 415.46  If the Prejudgment Claim of Right to Possession was ne following:  It \$38.20  It under CCP 1174.3 on the following dates (specify):
(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3)  (1) X The Prejudgment Claim of Right to Possession was served in all tenants, subtenants, named claimants, and other occupants.  (2) The Prejudgment Claim of Right to Possession was NOT served in the unlawful detainer resulted from a foreclosure sale of a rejudgment may file a Claim of Right to Possession at any time to effect eviction, regardless of whether a Prejudgment Claim and 1174.3(a)(2).)  (4) If the unlawful detainer resulted from a foreclosure (item 24a(3)), or not served in compliance with CCP 415.46 (item 24a(2)), answer the court will hear objections to enforcement of the judgment b.  Possession of personal property.  If delivery cannot be had, then for the value (itemize in 24a c. Sale of personal property.	have been checked.) In compliance with CCP 415.46. The judgment includes hits of the premises.  Inved in compliance with CCP 415.48. Intel housing unit. (An occupant not named in the pup to and including the time the levying difficer returns in of Right to Possession was served.) (See CCP 415.46  If the Prejudgment Claim of Right to Possession was be following:  In \$38.20  In under CCP 1174.3 on the following dates (specify):  In specified in the judgment or supplemental order.

		EJ-13
Plaintiff: HOUSER BROS. CO. Defendant: LISA RYAN	30 2018 01013582 CLUDCJC	Ì

#### NOTICE TO PERSON SERVED

WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying Notice of Levy (form EJ-150).

WRIT OF POSSESSION OF PERSONAL PROPERTY. If the levying officer is not able to take custody of the property, the levying officer will demand that you turn over the property. If custody is not obtained following demand, the judgment may be enforced as a money judgment for the value of the property specified in the judgment or in a supplemental order.

WRIT OF POSSESSION OF REAL PROPERTY. If the premises are not vacated within five days after the date of service on the occupant or, if service is by posting, within five days after service on you, the levying officer will remove the occupants from the real property and place the judgment creditor in possession of the property. Except for a mobile home, personal property remaining on the premises will be sold or otherwise disposed of in accordance with CCP 1174 unless you or the owner of the property pays the judgment creditor the reasonable cost of storage and takes possession of the personal property not later than 15 days after the time the judgment creditor takes possession of the premises.

EXCEPTION IF RENTAL HOUSING UNIT WAS FORECLOSED. If the residential property that you are renting was sold in a foreclosure, you have additional time before you must vacate the premises. If you have a lease for a fixed term, such as for a year, you may remain in the property until the term is up. If you have a periodic lease or tenancy, such as from month-to-month, you may remain in the property for 90 days after receiving a notice to quit. A blank form Claim of Right to Possession and Notice of Hearing (form CP10) accompanies this writ. You may claim your right to remain on the property by filling it out and giving it to the sheriff or levying officer.

EXCEPTION IF YOU WERE NOT SERVED WITH A FORM CALLED PREJUDGMENT CLAIM OF RIGHT TO POSSESSION. If you were not named in the judgment for possession and you occupied the premises on the date on which the unlawful detainer case was filed, you may object to the enforcement of the judgment against you. You must complete the form Claim of Right to Possession and Notice of Hearing (form CP10) and give it to the sheriff or levying officer. A blank form accompanies this writ. You have this right whether or not the property you are renting was sold in a foreclosure.

EJ-130 [Rev. January 1, 2018] WRIT OF EXECUTION Page 3 or 3

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 1/42 of 648

Welcome,  $\underline{\mathsf{MIKE}}\ \mathsf{KILLIAN} \cdot \underline{\mathsf{home}} \cdot \underline{\mathsf{tasks}} \cdot \underline{\mathsf{complaints}(0)} \cdot \underline{\mathsf{messages}(0)} \cdot \underline{\mathsf{multiple}}\ \mathsf{roles} \cdot \underline{\mathsf{logout}}$ CASAS 2 Codes & Standards Automated System Decal LBM1081, MCO 8802499 Search Menu 14 Review **Unit Details Owner Details** Conditions **Notices Escrows** Comments DTN Ref# Open Applications Lic. #/ID Reference Date Last Assigned Owning DTN Task Type Status Technician No. Received Program JUDYLYN Park ID R/O Transfer - Private Assigned to 10670236 LBM1081 11/16/2018 Technician DIMACULANGAN Facility ID **Closed Applications** Unit ID lbm1081 Reference Date Last Assigned Owning Completed DTN Task Type Status Technician No. Received Program Date Asg. # RA No Fee Informal Title 10847244 LBM1081 Complete 01/08/2019 MIKE KEESE 01/08/2019 Search Compl. # 10805241 RT Sale of Documents LBM1081 12/26/2018 MARSHELLE GEREN RT 12/31/2018 Complete Advanced Search Clear Search RA Informal Title Search -10789600 LBM1081 Complete 12/19/2018 VIVIENNE ALSTON RT 12/19/2018 Search returned 1 result(s) RA No Fee Informal Title Search ▼ Decal LBM1081, MCO 8802499 10742140 RT LBM1081 Complete 12/06/2018 MIKE KEESE 12/06/2018 Unit Type: Manufactured Home RA Informal Title Search -10703521 LBM1081 Complete 11/29/2018 VIVIENNE ALSTON RT 11/29/2018 Fee SITUS Address: 16222 MONTEREY 10689563 LBM1081 DALE WISDOM RT LN 376, HUNTINGTON BEACH, CA Correspondence Complete | 11/20/2018 11/28/2018 92649 (ORANGE COUNTY) RA No Fee Informal Title (PILOT) WEB 8267526 LBM1081 10/29/2014 10/29/2014 Complete Search **APPLICATIONS** HUD Label: PFS1130281, PFS1130282 8169431 New MH - 18613 8802499 Complete 07/30/2014 CASAS SYSTEM RT 09/09/2014 Serial No.: AC7V710394GB, AC7V710394GA Manufacturer: SKYLINE HOMES INC Print Title Search History Manufacturer Date: 05/29/2014 Registered Owner(s): LISA T RYAN Status of Unit: Active

<u>Version 2.0.371</u>

http://casas2.hcd.ca.gov:7003/casas/

1/1

State of California

BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM
PO Box 2111 Sacramento CA 95812-2111
1 800 952-8356
www.hcd.ca.gov



# NOTICE OF SALE OR TRANSFER

ATTENTIO	SIC	BILEHOWE	OR COM	SED <u>ONLY</u> W MERCIAL CO THE ADDRI IP.	ACH. AT	THAT TIM	IE COMP	LETE.
SECTION I:	Enter the f	ollowing informati e of Unit.	on that descr	ibes your unit: De	cal/License p	late number(s),	Serial(s) num	nber, and
SECTION II:	Enter the s	ale price and the	date of sale/	transfer including t	he month, da	y, and year.		
				of the new owner/b		7.500 (12.50		
SECTION IV:	Enter date print their r	city, and state in names(s).	dicating whe	re and when this fo	orm is being e	xecuted. SELL	ER(S) MUST	SIGN and
SECTION I.	D	ESCRIPTION OF	UNIT		-			
Decal Nur	mber(s)		Serial N	umber(s)		1	rade Name	
LBM/D	181	AC7471	10394	GB GA		Custor	m Vil	a
SECTION II.	S	ALE OR TRANSF	ER INFORM	MATION				
For the sum of purchaser/owners	er named b	elow, on /	- -  } Date of Transfer			I/we did sell, tra d interest in the		
Name:		- 1711	EJACIE	1-0	Council	101/1	1 . 1	10
Address:	782	PINDN	18.	耳	MANA	er JAM	ILL. Or	MITAN
City:	unti	naton	Beh	State: CA		Zip Code: (	92649	
SECTION IV.		ATION AND REL						
we have the h	ignit to sell l	i, and 3) i/we dua	arantee and	State of California will defend the title e of all liens and e	to the unit ad	ainet the claims	wner(s) of the and demand	e unit, and 2) is of any and
/We certify und	er penalty	of perjury under th	ne laws of the	State of Californi	a that the fore	going is true ar	d correct.	
Executed On		018	at	Huntinato	A BOA	ch.	CA	
Signature of Sel	Date llers:	Xue	Than	City	Ziji.	( Far	State 11/15	12018
Printed Name: _	Lis.	4 TO RYA						

TANK TANK TANK TANK TANK TANK TANK TANK	
	certificate verifies only the identity of the individual who signed the nd not the truthfulness, accuracy, or validity of that document.
State of California	Y
County of Orange On November 15,2018 before me,	Brandon Vargas, Notary Public
Date personally appeared Lisa Thereso	Here Insert Name and Title of the Officer
position, appeared to the first the first to	Name(s) of Signer(s)
or the entity upon behalf of which the person	nat by his/her/their signature(s) on the instrument the person(s), on(s) acted, executed the instrument.  I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph
BRANDON VARGAS Commission # 2203957 Notary Public - California Orange County My Comm. Expires JULY 3, 2021	on(s) acted, executed the instrument.  I certify under PENALTY OF PERJURY under the laws
BRANDON VARGAS Commission # 2203957 Notary Public - California Orange County	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature And Signature of Notary Public
BRANDON VARSAS Commission # 2203957 Notary Public - California Orange County My Comm. Expires JULY 3, 2021  Place Notary Seal Above  Though this section is optional, completi	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature Signature of Notary Public  OPTIONAL  ing this information can deter alteration of the document or
BRANDON VARGAS Commission # 2203957 Notary Public - California Orange County My Comm. Expires JULY 3, 2021  Place Notary Seal Above  Though this section is optional, completi fraudulent reattachment  Description of Attached Document	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature And Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLE	EDGMENT
	artificate verifies only the identity of the individual who signed the not the truthfulness, accuracy, or validity of that document.
State of California  County of Orange  On November 15,2018 before me,  Date  personally appeared Ami't Line Ca	Brandon Vargas, Notary Public  Here Insert Name and Title of the Officer  Allian, J-Sand Castle Co, We  Name(s) of Signer(s)
subscribed to the within instrument and ack	ctory evidence to be the person(s) whose name(s) is/are snowledged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the person(s), (s) acted, executed the instrument.  I certify under PENALTY OF PERJURY under the laws
BRANDON VARGAS Commission / 2203957 Notary Public - California Orange County My Comm Expires JULY 3, 2021	of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature Signature of Notary Public
Place Notary Seal Above	OPTIONAL —
	this information can deter alteration of the document or f this form to an unintended document.
Description of Attached Document Title or Type of Document: Ocenstrent of house Document Date:	ine and community development partificate of little-Section ( Number of Pages: U
Signer(s) Other Than Named Above:	Harrison of Fagour 29



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§§2189.8, 5832 R & T Code

# TAX CLEARANCE CERTIFICATE

**⊠** Mobile Home

\_ Floating Home

## COUNTY OF ORANGE

SERIAL NUMBER HULL NUMBER	DECAL NUMBER/CF NUMBER	
AC7V710394GB/ AC7V710394GA	LBM1081	
LOCATION OF HOME	ASSESSOR'S PARCEL NUMBER	
16222 MONTEREY LN 376 HUNTINGTON BEACH	891-569-62	
CURRENT REGISTERED OWNER	APPLICANT	
RYAN, LISA T 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	J-SANDCASTLE CO, LLC 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649	

I hereby certify that the following has been paid:
Delinquent license fees
Property taxes applicable to the home identified above through the fiscal year 2018-2019
A security deposit for payment of the property taxes for the fiscal year 2019-2020
No taxes due or payable at this time.
There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create a
THIS CERTIFICATE IS VOID ON AND AFTER JANUARY 15, 2019.
Executed on November 16, 2018 at Santa Ana.  Treasurer-Tax Collector for Orange County, State of California.
Issued on November 16, 2018

84 000 | 97

TDL 10-01 (7-87)

additional bill.

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HCD RT 476.6G Side 1 (Rev. 07/16)

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State of California
Department of Housing and Community Development
Division of Codes and Standards
Registration and Titling Program
P.O. Box 2111, Sacramento, CA 95812-2111
(916) 323-9224 / (800) 952-8356
www.hcd.ca.gov



# MULTI-PURPOSE TRANSFER FORM

# PLEASE COMPLETE ONLY THE SECTIONS THAT APPLY AND SIGN BOTTOM OF FORM

		UNIT DESCRIPTION	
Decal (License) No.(s): _	LBM 1081	Serial No.(s): AC7V710	0394GB/AC7V710394GA
Ac	SMOKE DETEC	FOR AND CARBON MONOXIDE CERTIFICATION	N
above is equipped with a	properly working	e manufactured home, mobilehome, or multifamil operable smoke detector in accordance with Cal etector in accordance to California Residential Co	ifornia Health and Safety Code
		XXYES INO	
		PARK PURCHASE FEE EXEMPTION	
the registered owner is	exempt from payr	bed manufactured home/mobilehome that is locat sent of the \$5 Park Purchase Fund (PPF) fee (Hea emption, complete the following questions:	ed on private property owned by alth and Safety Code Section
Do you (the register     Do you (the register	red owner) own yo red owner) own th	ur manufacturad home/mobilehome?   KYES and your manufactured home/mobilehome is loc	□ NO pated on? □ YES ☒ NO
W The same of the		DESIGNATION OF CO-OWNER TERM	
We request the Depart described above with the	rtment of Housin e fellowing co-ow	and Community Development to register our er term: (READ CAREFULLY AND CHECK OF	ownership interest in the uni
JTRS (Joint Tell party passes to title.	nants with Right the surviving joint	of Survivorship): Upon the death of a joint tena enant. The signature of each joint tenant is requ	ant, the interest of the deceased ired to transfer or encumber the
transfer his or he tenant in commo	er individual intere	mon with the names joined by the word AND at without the signature of the other tenant(s) in conser full interest in the unit to a new registered or	ommon. The signature of each wner or to encumber the title.
may transfer full in common. The	ownership interest signature of each	on with the names joined by the word OR): An in the unit to a new registered owner without the tenant in common is required to encumber the til	signature of the other tenant(s) ie.
and wife. The sid	gnature of each s	: A unit may be registered as community prope ouse is required to transfer full interest in the unit	or encumber the title.
COMPRORS (C property in the r interest passes to	community Prop	erty with Right of Survivorship): A unit may nd and wife. At the death of one spouse, the obuse without administration. The signature of eac	be registered as community decedent's community property
I/We further agree to independent, and subsequent	emnify and save h quent purchasers of	ermless the Director of the State of California, Depai said unit, for any loss they may suffer resulting from nia Cartificate of Title covering the same.	rtment of Housing and Community registration of the above described
	the state of the s	laws of the State of California that the foregoing is true	e and correct.
Executed on November	16, 2018	Riverside, CA	State
may H	Mellen	City	Signe
Signature	A. C. S.	Signature	
Signature		Signature	
PHONE # 714-321-34	49	E-MAIL ADDRESS: _jamjegalli	an@gmail.com

Decal (License) No.(s): LBM 1081	Serial No.(s): AC7V	710394GB/AC7V710394GA
DECLARATION OF INST	TALLATION OF WATER HEATER SE	ISMIC BRACING
	ove are seismically braced, anchored, 5 of Title 24 of the California Code of YES \( \sqrt{N} \) YES \( \sqrt{N} \) NO \( \sqrt{X} \) Electric wa	or strapped in accordance with Regulations. ter heater is installed per rer's instructions.
The second secon	R MOBILEHOME RECOVERY FUND	The state of the s
Check appropriate box(es):	AND THE RESIDENCE OF THE PROPERTY OF THE PROPE	production of the second secon
☐ The above-described unit was a gift. All rights and valuable consideration.	interest of ownership were transferred with	nout exchange or money or other
☐ The above-described unit has been acquired from:		
East	parents, spouse, grandparent(s), grand	child, child, brother(s)*, sister(s)*
The name of ashow relationship	is being ADDED DELI	ITED to the record.
The above-described unit was received as the result	t of an inheritance.	
☐ Transfer of the above-described unit is being made	pursuant to a court order.	
The transfer of the unit is being made to a revocable transfer does not result in any change in the benefit trust the property will revert wholly to the seller, an existing loan for which the tangible personal proper *NOTE: A sale between brother(s) or sister(s) is:	icial ownership of the property, (3) the tru d (4) the only consideration for the transi ty being transferred is the sole collateral for subject to use tax unless both are mine	st provides that upon revocation of the ier is the assumption by the trust of an or the assumed loan.  ors. If minors, check here:
SIGNATURE ON FRON	T SIDE IS CERTIFICATION FOR TH	SSECTION
DES	IGNATION OF TRUST	
I/We, the undersigned trustee(s), hereby state that the untrust is dated	init described above has been placed into	a trust. This Declaration of
In compliance with Section 18080.1(b) of the California above be registered as shown below. I/We acknowledgunit will reflect the information as shown below.	a Health and Safety Code, I/we as truste se that the Department's permanent title r	e(s) hereby request the unit described ecord and the tilling documents for the
Print Name of the Trust. T.	his is how the name of the Trust will appear on	tille.
I/We as trustee(s) agree(s) to notify and make appropriately amend the permanent registration and described herein by submitting this form along with all appropriately are submitted to the submitted that the submitted the submitted that the	titling record immediately upon any ch	ange to the original trust agreement
I/We as trustee(s) further agree(s) to indemnify and save Development, and subsequent purchasers of said unit, fi unit in California and from issuance of a California Certifi	or any loss they may suffer resulting from	of Housing and Community registration of the above described
I/We certify under penalty of perjury under the laws of the	e State of California that the foregoing is t	rue and correct.
Executed onat	Lui Cara	
	CII.	FW
Date	City	State
Date Trustee Signature(s):	City	State

HCD RT 476.6G Side 2 (Rev. 07/16)

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STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM

MENT (

6 2018

NOTICE OF APPLICATION RECEIVED

Additional information regarding this notice appears on the reverse side of this form.

J- Sandcostle Co. L

HCD 684,6 (REV 15762)

Your transaction for this unit is being processed at this time. The decal enclosed must be affixed to the unit according to the instructions which appear on the reverse side of the decal.

The Certificate of Title and/or Registration Card will be mailed to you under a separate cover.

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# STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS



# CASH RECEIPT

Did I

Customery-Sandeastle Co, LLC	Date Received	11/16/2018	
JAMIEL GALLIAN, It'S MANINGER	Media #		
16222 MONTEREY LN , SPACE # 376 HUNTINGTON BEACH, CA 92649	Amount	\$101.00	

AMOUNT DUE	REFERENCE	DTN	DATE
\$101.00	LBM1081	10670236 - R/O Transfer - Private Sale	11/16/2018
\$0.00	Previously Paid:	10070200	11/10/2010
\$101.00	Paid Today:		

OTHER DTNS

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# STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE

Manufactured Home

Decal No: LBM1081

№ anufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	N	lodel	DOM 05/29/20	14	DFS 07/28/20	RY	E	cp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	56' 60'	Width 15' 2" 15' 2"	SPC	30 ls	Exempt sued	Use SFD Total F	Type LPT ees Paid \$91.00

LISA T RYAN

**16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649** 

# Registered Owner(s)

LISA T RYAN **16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649** 

# Situs Address

**16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649** 

**IMPORTANT** 

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 8169431

NOV 1 6 2018

000132

# 

California Health and Safety Cod				G CERTIFICATION	
and used multifamily manufactur heater appliances be seismically title stating that these requiremen	braced, anchored, or strapped	with an operable smoke	detector in each room	of title all used manufacture a designed for sleeping, and be signed within 45 days p	2) all final man brome by
I/We further agree to indemnify purchasers of said unit, for any losame. I/We certify index penalty Execute on THE 2008	ss they may suffer resulting of perjury under the laws of	from registration of the in	nit in California or fre	m icenance of a California Co	evelopment, and subsequent rtificate of Title covering the
( Jepan!	Esa.		LISA	T RYAN	
Signuture			Printed I	Name	
SECTION B-RELEASIN	IG SIGNATURES				
1a. Releasing Signature of	Registered Owner			Date of Release	11/1/2018
1b				Date of Release	
2. Releasing Signature of Legal Owner of Record	Jean .		× Release		Assign Interest
SECTION C - NEW OWN	The state of the s	AND REAL PROPERTY AND ADDRESS OF THE PARTY AND		1* If Assign Interest is checked - Co	mplete New Legal Owner Below)
		STERED OWNER - 1	Please Print or Tvi	ne Clearly	
3a. J. Sard	costle (	20110			
New Registered Owner	rs Name	DI, LIC	3c. New Re	gistered Owners Name	The state of the s
3b			3d.		
New Registered Owner			New Re	gistered Owners Name	
☐ Joint Tenants with Right of	If more than one New Survivorship	Owner going onto title, please Tenants In Common Ol	R *D Tru	o-owner term box. st/Trustee(s) this box is checked-Complete HCD 476	6B)
☐ Tenants In Common AND		Community Property	☐ Con	nmunity Property with Righ	t of Survivorship
4. 16222 Mor	Herry In #	376	Huntin	vator Beach	n UA 92649
Mailing Address of Ne	e as Ala	2000	City/State		Zip Code
6. Purchase Price or chec	D4/15,000	Purchase Date or Tra	Sity/State		Zip Code
1.0 - [000]	e Co. LLC	Janu & All	look		
7a. Sava Cast	14-10-	101300-04	2 10 11		
Signature of New Reg 7b.		DE Mina	Signatu 7d.	re of New Registered Owners	
Signature of New Reg	tistered Owners	296 WYNIAG YNIAG EGAL OWNER - Plea	7d. Signatu	re of New Registered Owners	
Signature of New Reg  7b Signature of New Reg  8a	tistered Owners  NEW LE	CGAL OWNER - Plea	7dSignatu use Print or Type C	re of New Registered Owners Nearly	
Signature of New Reg  7b  Signature of New Reg	me  If more than one New Let	EGAL OWNER - Pleander going onto title, please ch	Signature Signature Print or Type Control St.  New Letheck the appropriate Control True	re of New Registered Owners Rearly	
Signature of New Reg  7b Signature of New Reg  8a New Legal Owners Na	me  If more than one New Let	nder going onto title, please ch	Signature Signature Print or Type Control Stb.  New Letheck the appropriate Control True (* 10° 10° 10° 10° 10° 10° 10° 10° 10° 10°	re of New Registered Owners Clearly gal Owners Name owner term box below. st/Trustee(s)	.681
Signature of New Reg  7b Signature of New Reg  8u New Legal Owners Na  □ Joint Tenants with Right of	me If more than one New Let F Survivorship	nder going onto title, please ch Tenants In Common Ol Community Property	Signature Signat	re of New Registered Owners Rearly  all Owners Name wher term box below.  st/Trustee(s) this box is checked-Complete HCD 476 nmunity Property with Righ	.681
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1/1/2006

# RANCHO DEL REY MOBILE HOME ESTATES 16222 MONTEREY LANE HUNTINGTON BEACH, CALIFORNIA

# MOBILEHOME RENTAL AGREEMENT

# EQUAL HOUSING OPPORTUNITY

WE DO BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW

IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN

# RANCHO DEL REY MOBILE HOME ESTATES 16222 MONTEREY LANE HUNTINGTON BEACH, CALIFORNIA

# MOBILEHOME RENTAL AGREEMENT

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Rancho Del Rey

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Ducument 10 Rancho Del Rey

iii

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### RANCHO DEL REY MOBILE HOME ESTATES 16222 MONTEREY LANE HUNTINGTON BEACH, CALIFORNIA

#### MOBILEHOME RENTAL AGREEMENT

## INFORMATION SUMMARY

The following information from the Agreement is summarized for the convenience of both of us. Please see the applicable paragraphs in this Agreement for the complete information which controls if there is a difference between it and the following:

	dent(s): Laura Ryan, Lisa T. Ryan, Patricia
Date	this Agreement Begins and Length/Term of this Agreement:
(1)	On a month-to-month basis beginning, 20
	(Resident's Initials)
(2)	For a period of 12 months beginning 1-1-, 2006 ZIR (not to exceed 12 months). (Resident's Initials)
be in	creased at any time on ninety (90) days' notice. The increase in rent may be made because of such unings
as ne	we or increased operating expenses we may incur, increases in what we believe to be a fair market rent for mobilehome space or any other reason we believe, in our sole discretion, to be appropriate so long as the increase is not otherwise specifically prohibited by law.
as ne	two or increased operating expenses we may incur, increases in what we believe to be a fair market rent for mobilehome space or any other reason we believe, in our sole discretion, to be appropriate so long as the increase is not otherwise specifically prohibited by law.  (Resident's Initials)
as ne your rent i	(Resident's Initials)
as ne your rent i	two or increased operating expenses we may incur, increases in what we believe to be a fair market rent for mobilehome space or any other reason we believe, in our sole discretion, to be appropriate so long as the increase is not otherwise specifically prohibited by law.  (Resident's Initials)
as ne your rent i	two or increased operating expenses we may incur, increases in what we believe to be a fair market rent for mobilehome space or any other reason we believe, in our sole discretion, to be appropriate so long as the increase is not otherwise specifically prohibited by law.  (Resident's Initials)  ities:  Utilities You Pay to Park:  Electricity, Water and Natural Gas on submetered basis.
as ne your rent i	we or increased operating expenses we may incur, increases in what we believe to be a fair market rent for mobilehome space or any other reason we believe, in our sole discretion, to be appropriate so long as the increase is not otherwise specifically prohibited by law.  (Resident's Initials)  ities:  Utilities You Pay to Park:  Electricity, Water and Natural Gas on submetered basis.  Sewer and Trash at an initial charge of \$ 10.27 /month for Sewer and
as ne your rent i Utilit (1)	we or increased operating expenses we may incur, increases in what we believe to be a fair market rent for mobilehome space or any other reason we believe, in our sole discretion, to be appropriate so long as the increase is not otherwise specifically prohibited by law.  (Resident's Initials) ties:  Utilities You Pay to Park:  Electricity, Water and Natural Gas on submetered basis.  Sewer and Trash at an initial charge of \$ 10.17 /month for Sewer and \$ 11.37 /month for Trash.

Othe	er Charges:		
(1)	Late Payment:	\$20.00	
(2)	Returned Checks: \$20.00	)	
(3)	Security Deposit: \$	9	
(4)	RV/Extra Vehicles:	\$6000	per month per vehicle
(5)	Government Fees:	As charged to Park	
(6)	Extra Persons Charge:	8 00	per day per person
(7)	Guest Cottage Charge:	\$ 5000	per day.
(8)	Other:		

These above charges may be increased or changed as allowed by this Agreement.

- G. Facilities to be provided by the Park for Residents during the term of this Agreement, unless changed: The streets, R.V. storage area (subject to separate agreement and charge), 2 clubhouses, 2 swimming pools and spas, 4 saunas, 3 laundry rooms and 2 guest cottages which are available for residents to rent to house their short-term guests.
- H. Services to be provided by the Park for Residents during the term of this Agreement, unless changed: Park Manager, electricity, natural gas, water, sewer, and trash.

Facilities and services may be decreased or changed as allowed by this Agreement. The cost of providing and maintaining facilities and services may increase your rent per the provisions of this Agreement.

#### DISCLOSURES AND IMPORTANT ACKNOWLEDGMENTS

OUR MOBILEHOME PARK IS AN OLDER PARK; THEREFORE, THE UTILITY SYSTEMS (ELECTRIC, NATURAL GAS, SEWER AND WATER) DO NOT WORK AS WELL AS NEWER SYSTEMS AND DO PERIODICALLY BREAK DOWN OR PROVIDE LESS-THAN-ADEQUATE SERVICE.

YOU ACKNOWLEDGE THAT WE HAVE OFFERED YOU THE OPTION OF HAVING THIS AGREEMENT HAVE A TERM OF 12 MONTHS OR LESS, INCLUDING A MONTH-TO-MONTH TENANCY. YOU ALSO ACKNOWLEDGE THAT YOU HAVE VOLUNTARILY SELECTED THE TERM LISTED AT PARAGRAPH C ON PAGE 1 OF THIS AGREEMENT.

RESOLUTION OF DISPUTES: YOU AGREE THAT THOSE DISPUTES WHICH ARE SPECIFIED IN PARAGRAPH 6 OF THIS AGREEMENT, WHICH IS ENTITLED "RESOLUTION OF DISPUTES," WILL BE DETERMINED BY SUBMISSION TO WHAT IS KNOWN AS A REFERENCE AND NOT BY WHAT MOST PEOPLE CONSIDER THE NORMAL LAWSUIT OR BY RESORTING TO NORMAL COURT PROCESSES. BY SIGNING THIS AGREEMENT, BOTH YOU AND WE ARE GIVING UP OUR CONSTITUTIONAL RIGHT TO HAVE THOSE DISPUTES DECIDED IN A COURT OF LAW BEFORE A JURY AND, INSTEAD, ARE ACCEPTING THE USE OF THE REFERENCE PROCEDURES.

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I AGREE I HAVE READ AND UNDERSTOOD THE AB	BOVE DISCLOSURES AND ACKNOWL
EDGMENTS. SIGNATURE: Lina Vacaus	DATE: 1/10/2004
SIGNATURE: Jetticile C/Ge	DATE: 1/20/2006
SIGNATURE:	DATE:

- TERM: You are renting the Space listed at paragraph A on page 1 of this Agreement in Rancho Del Rey Mobile Home Estates located in Huntington Beach, California (the Park). This Agreement is for the term and begins on the date listed at paragraph C on page 1 of this Agreement unless it terminates earlier per the termination paragraphs of this Agreement.
- RENT: Your rent will be the amount listed at paragraph D on page 1 of this Agreement and it may be 2. increased as permitted by that paragraph.

#### 3. UTILITIES:

- You are responsible for making sure that your mobilehome and all appliances and equipment in your mobilehome are compatible with the electric service and capacity now available, and we shall have no liability or responsibility to you if the available electrical supply is incompatible. You agree not to install electrical appliances which will use energy in excess of the electrical service and capacity available to your Space. You also agree that you will not attempt to increase the electrical service and capacity of your Space by installing any device or doing anything else unless you have received our prior written permission. If your electrical demands exceed the capability of the Park, or are otherwise inconsistent with the capabilities of the Park, you will be deemed to be in default under your rental or lease agreement and you will, in addition to all of the remedies available to us, reimburse us within ten (10) working days for any costs and expense we incur in remedying the situation created by your use of excessive or inconsistent electrical demands. You also agree to indemnify and hold us harmless against any loss, cost, damage, expense (including attorneys' fees and costs) or other liability incurred or imposed by reason of any injury to persons or property which occurs as a result of your electrical demands. As the amount of such electrical service and capacity will affect your ability to have electrical appliances, you must determine in advance from us in writing the amount of electrical service and capacity available to your Space and insure that your mobilehome and all appliances and equipment in it are compatible with that service and capacity.
- We will provide, submeter and separately charge you monthly for gas, water, and electricity. Any increases in the cost of utilities submetered will be immediately passed-through and paid by you. We will initially charge you monthly the amount indicated in paragraph E(1) on page 1 of this Agreement for trash and sewer. Any increase in the cost of utilities separately charged will be immediately passed-through and paid by you, at such prevailing rates regulated and authorized by the utility companies. You will contract with and pay directly for all other utilities you require.

## RENT AND OTHER CHARGES:

- If you do not maintain your mobilehome or Space as required by this Agreement and the Rules and Regulations, we may give you a notice requiring you to comply in fourteen (14) days. If you do not, we may charge you a reasonable fee for having this work done. In accordance with Civil Code §798.36 Management may after providing you with 14 days notice charge you with the reasonable costs for removal personal property and storage thereof for a period of sixty-day period prior to the ultimate disposal of unclaimed property.
- If you store or park a vehicle, trailer or something else in the recreational vehicle storage lot or other extra vehicle parking area, you will be charged the amount indicated in paragraph F(4) on page 2 of this Agreement. This charge may be increased at any time on sixty (60) days' written notice. This storage or parking will be per the terms

J/\001510\003\RENTAOR\Rental Agreement revised for 2006.dec 15 2006 Alston & Gleser, LLP All rights reserved. Reproduction is illegal. (May be reproduced by Park numed above.) of a separate agreement which you will be required to sign, not by this Agreement. We are not obligated to provide parking for all vehicles, access to this area is on a first-come, first-served basis and it may be eliminated on ninety (90) days' written notice and the area used for another purpose.

- Rent and all other charges except utilities are due in advance on the first day of each month. Utility charges are also due by the first day of each month. Also please refer to our Rules and Regulations for additional requirements regarding your payment of taxes, assessments, license fees, and other charges that are applicable to your personal property and improvements. Rent and all other charges must be paid without any deduction or offset whatsoever and will be late if not paid in full by 5:00 p.m. on the 6th day of each month. You must pay a late charge whenever rent or other charges are paid more than six (6) days after they are due and a handling charge whenever a check is returned for any reason in the amounts indicated in paragraphs F(1) and (2) on page 2 of this Agreement. Outstanding balances over thirty (30) days are subject to compound interest at the rate of 1% per month. Total interest in any calendar year shall not exceed the maximum interest allowed by law. Payment will be made at the Park Office or at such other location we designate. All rents and other charges shall be paid by check or money order. We may, upon ten (10) days' notice, require payment in cash, or its equivalent. All of the charges and other amounts noted in this Agreement may be increased at any time on sixty (60) days' notice without reducing the rent or changing any other term or provision of this Agreement.
- 4.4 Unless otherwise prohibited by law, all government charges and fees charged the Park may be billed by us to you.
- SECURITY DEPOSIT: When you sign this Agreement, you will give us the amount indicated as paragraph F(3) on page 2 of this Agreement as a security deposit for your performance of this Agreement. (If you are already a resident, the amount of any security deposit you previously gave us will be this deposit.) If you default, we can use the security deposit to cure the default or compensate us for any damage because of your default. You will immediately pay us a sum equal to the portion of the security deposit we use to maintain it the sum initially deposited. We can commingle the deposit with our other funds and are not required to pay you interest on it.

#### RESOLUTION OF DISPUTES:

- EXCEPT AS NOTED IN PARAGRAPH 6.5, YOU AGREE THAT ANY AND ALL DISPUTES YOU HAVE WITH US WILL BE SUBMITTED FIRST TO NON-BINDING MEDIATION AND, IF THE DISPUTE CANNOT BE RESOLVED BY THAT METHOD, SUBMITTED TO WHAT IS CALLED A "GENERAL REFERENCE" WHICH WILL BE CONDUCTED PER THE PROVISIONS OF CODE OF CIVIL PROCEDURE SECTION 638. ALL ISSUES RELATING TO THE DISPUTE WILL BE SUBJECT TO THE REFERENCE AND THE REFEREE WHO IS APPOINTED SHALL HAVE ALL THE NECESSARY POWERS TO DECIDE ALL QUESTIONS OF LAW AND FACT RELATING TO THE DISPUTE.
- 6.2 THE REFERENCE SHALL BE CONDUCTED AND DECIDED BY A RETIRED JUDGE AND NO JURY WILL BE USED.
- YOU ALSO AGREE THAT, AS IS TRUE OF THE OTHER PROVISIONS OF THIS AGREEMENT, THAT THIS PARAGRAPH 6 IS APPLICABLE TO ALL MEM-BERS OF YOUR HOUSEHOLD, INCLUDING ANY PERSON(S) WHO HAS NOT SIGNED THIS AGREEMENT OR WHO MAY BECOME A MEMBER OF YOUR HOUSEHOLD AFTER THE DATE YOU SIGNED THIS AGREEMENT.
- ALTHOUGH THE WORD "MEDIATION" IS OFTEN NOT USED BE-LOW, UNLESS UNREASONABLE TO DO SO, EVERYTHING IN PARAGRAPH 6

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#### REGARDING A REFERENCE ALSO APPLIES TO MEDIATION.

- WE MAY, AT OUR OPTION, ELECT TO HAVE ANY OF THE FOLLOWING DISPUTES SUBMITTED TO A REFERENCE OR TO BE TRIED IN THE COURTS UNDER NORMAL PROCEDURES TO A JUDGE SITTING ALONE WITHOUT A JURY: (a) TERMINATION OF TENANCY DUE TO A FAILURE TO PAY RENT OR OTHER CHARGES OR FOR ANY OF THE OTHER REASONS TENANCY MAY BE TERMINATED PER CIVIL CODE §798.56(a) THROUGH (e), INCLUSIVE; (b) FORCIBLE DETAINER; (c) INJUNCTIVE RELIEF PER [i] CODE OF CIVIL PROCEDURE §527.6, [ii] CIVIL CODE §798.87(b), OR [iii] CIVIL CODE §798.88; (d) PAYMENT OF THE MAINTENANCE FEE PROVIDED FOR IN CIVIL CODE §798.36; (e) CONDEMNATION OR A CHANGE OF THE USE OF THE PARK AS PROVIDED IN CIVIL CODE §798.56(f) AND (g); AND (f) TO PRESERVE ANY EQUITABLE RIGHTS RELATING TO ANY DISPUTE. MEDIATION WILL NOT OCCUR FOR THE DISPUTES IN THIS PARAGRAPH 6.5.
- "DISPUTE" INCLUDES NOT ONLY DISPUTES YOU MAY HAVE WITH US BUT ALSO DISPUTES AGAINST ANY OF OUR EMPLOYEES, CONTRACTORS, AGENTS OR ANY OTHER PERSON WHO YOU CONTEND HAS INJURED YOU WHEN YOU ALSO CONTEND THAT WE ARE RESPONSIBLE FOR THAT OTHER PERSON'S ACTS OR FAILURE TO ACT.
- BEFORE THE LAWSUIT REQUIRED TO BEGIN A REFERENCE MAY BE FILED, MEDIATION MUST BE ATTEMPTED. THIS IS DONE BY YOU SERVING US AND THE JUDICIAL ARBITRATION AND MEDIATION SERVICE, INC. ("JAMS") WITH A WRITTEN DEMAND OR NOTICE OF INTENTION TO REQUIRE A REFERENCE.
- YOU MUST GIVE US THIS NOTICE NOT LATER THAN ONE (1) YEAR 6.8 FROM THE DATE YOU OR ANY MEMBER OF YOUR HOUSEHOLD FIRST BECAME AWARE OF (OR REASONABLY SHOULD HAVE BEEN AWARE OF) THE DISPUTE. IF YOU DO NOT GIVE US NOTICE WITHIN THE ONE (1) YEAR TIME PERIOD, YOU AGREE WE WILL NOT BE LIABLE TO YOU FOR ANY INJURY OR DAMAGE YOU OR OTHERS IN YOUR HOUSEHOLD MAY EXPERIENCE AND, THEREFORE, THAT DISPUTE WILL NOT BE SUBJECT TO A REFERENCE OR ANY PROCEEDING IN THE COURTS. THIS ONE (1) YEAR TIME LIMITATION APPLIES TO BEING ENTITLED TO BOTH MEDIATION AND A REFERENCE. FOR EXAMPLE, IF THE DATE WHEN YOU FIRST BECAME AWARE OF THE DISPUTE WAS JANUARY 1, 1995, NOTICE OF THE DISPUTE MUST BE GIVEN BY YOU TO US BY DECEMBER 31, 1995 IN ORDER TO HAVE THE DISPUTE MEDIATED AND HAVE A REFERENCE, AND IF NOTICE WAS GIVEN AFTER DECEMBER 31, 1995, NEITHER MEDIATION OR A REFERENCE WOULD OCCUR.
- THE NOTICE REFERRED TO IN PARAGRAPH 6.8 MUST PROVIDE: (i) A DESCRIPTION OF THE DISPUTE, AND (ii) FACTS FROM WHICH THE DISPUTE ARISES INCLUDING WITNESSES, DATES, TIMES AND CIRCUMSTANCES. IF THE DISPUTE IS NOT RESOLVED IN NINETY (90) DAYS BY MEDIATION, THE DISPUTE

#### MUST EITHER BE ABANDONED OR RESOLVED BY A REFERENCE.

- 6.10 EVEN THOUGH YOU MAY HAVE A REASONABLE CLAIM, THE REFEREE SHALL REFUSE TO GRANT ANY RELIEF TO YOU IF YOU DO NOT COMPLY WITH THE ABOVE ONE (1) YEAR TIME PERIOD. IF MEDIATION FAILS AND YOU CHOOSE TO FILE THE LAWSUIT REQUIRED TO START A REFERENCE, THE LAWSUIT MUST BE FILED BY YOU WITHIN TEN (10) DAYS OF THE DATE THE MEDIATOR DECLARES AN IMPASSE OR THE MEDIATOR ISSUES HIS OR HER RECOMMENDATIONS OR DECISION.
- 6.11 IF MEDIATION FAILS AND YOU AND WE CANNOT AGREE IN TEN (10) DAYS FROM THE DATE THE LAWSUIT IS FILED WHO THE REFEREE WILL BE, A COURT OF COMPETENT JURISDICTION WILL PROVIDE BOTH OF US WITH A LIST OF AT LEAST FIVE (5) NEUTRAL REFEREES, FROM WHICH YOU AND WE WILL ATTEMPT TO SELECT A REFEREE FROM. IF WE CANNOT AGREE, THE COURT WILL MAKE THE SELECTION FROM THAT LIST FOR US. BOTH YOU AND WE WILL BE GIVEN THE RIGHT OF ONE PEREMPTORY CHALLENGE TO DISQUALIFY A PERSON FROM BEING THE REFEREE. THE REFERENCE SHALL COMMENCE WITHIN ONE HUNDRED TWENTY (120) DAYS FROM THE DATE THE REFEREE IS APPOINTED, UNLESS CONTINUED ON REQUEST TO THE REFEREE, OR BOTH OF US AGREE. THE REFEREE WILL BE A DIFFERENT PERSON THAN THE MEDIATOR.
- 6.12 UNLESS BOTH OF US AGREE, NO DISPUTE WILL BE CONSOLIDATED OR JOINED TOGETHER WITH A DISPUTE OF ANY OTHER PERSON.
- 6.13 UNLESS OTHERWISE DETERMINED BY THE MEDIATOR OR REFEREE THE FEES AND COSTS FOR THE MEDIATION AND REFERENCE SHALL BE PAID IN ADVANCED AND DIVIDED EQUALLY BETWEEN YOU AND US. THE FEES ARE DUE AND PAYABLE ON REQUEST OF THE MEDIATOR OR REFEREE. IT IS EXPECTED THAT THE MEDIATOR OR REFEREE WILL MAKE A REASONABLE ESTIMATE OF ANTICIPATED FEES AND COSTS OF THE MEDIATION OR REFERENCE AND SEND A STATEMENT TO EACH OF US, AND EACH OF US WILL DEPOSIT OUR ONE-HALF SHARE WITH THE MEDIATOR OR REFEREE WITHIN TEN (10) DAYS. IF PAYMENT IS NOT MADE AS REQUIRED THE MEDIATOR OR REFEREE SHALL HAVE THE AUTHORITY TO: (1) DETERMINE THAT THE PERSON WHO FAILED TO PAY HAS FORFEIT AND GIVEN UP ALL RIGHTS TO PROSECUTE OR DEFEND THE CLAIM; (2) PROCEED WITHOUT PAYMENT AND SHALL INCLUDE IN THE AWARD AS TO WHICH PARTY MUST PAY THE OUTSTANDING AMOUNTS; (3) REQUIRE THAT A PARTY THAT HAS PAID HIS/HER SHARE PAY ADDITIONAL AMOUNTS. HOWEVER, UNLESS THE MEDIATOR OR REFEREE MAKES A DETERMINATION TO THE CONTRARY THE PARTY WHO PAID ADDITIONAL SUMS IS ENTITLED TO REIMBURSEMNT OF THOSE SUMS AND MAY SUBTRACT SUCH PAYMENTS FROM AN AWARD AGAINST SUCH PARTY OR MAY HAVE SUCH SUMS INCLUDED IN A JUDGMENT ENTERED AS A RESULT OF AN AWARD IN HIS/HER FAVOR. IF EITHER OF US FAILS TO MAKE A DEPOSIT, INCLUDING ANY ADDITIONAL DEPOSIT LATER

DETERMINED TO BE NECESSARY BY THE MEDIATOR OR REFEREE, THE FAILURE OF ONE OF US TO PAY WILL <u>NOT</u>, HOWEVER, ABATE, STAY, OR SUSPEND THE MEDIATION OR REFERENCE AND THE MEDIATOR OR REFERENCE.

6.14 YOU ACKNOWLEDGE HAVING READ THIS PARAGRAPH 6. YOU ALSO AGREE THAT THESE PROVISIONS WILL APPLY TO YOU AT ALL TIMES IN THE FUTURE (EVEN THOUGH THAT MAY BE BEYOND THE TERM OF THIS AGREEMENT OR AFTER YOUR TENANCY OR THIS AGREEMENT HAS BEEN TERMINATED OR YOU MOVE FROM THE PARK) UNLESS THESE PROVISIONS ARE ELIMINATED AFTER THE TERM OF THIS AGREEMENT ENDS BY A WRITTEN 60-DAY NOTICE FROM US TO YOU.

6.15 NOTICE: BY INITIALING IN THE SPACE BELOW, YOU ARE AGREEING TO HAVE YOUR DISPUTES WITH US DECIDED BY A NEUTRAL REFEREE AS PROVIDED BY CALIFORNIA LAW, AND YOU ARE GIVING UP ALL RIGHTS YOU HAVE TO HAVE THE DISPUTES LITIGATED IN A COURT OR BY A JURY TRIAL, IF YOU REFUSE TO SUBMIT TO A REFERENCE AFTER AGREEING TO THESE PROVISIONS, YOU MAY BE COMPELLED TO A REFERENCE UNDER CALIFORNIA LAW. YOUR AGREEMENT TO THESE PROVISIONS IS VOLUNTARY. YOU HAVE READ AND UNDERSTAND THIS PARAGRAPH 6 AND AGREE TO SUBMIT YOUR DISPUTES TO A "REFERENCE" AS PROVIDED IN THIS PARAGRAPH 6.

BY INITIALING BELOW, YOU ACKNOWLEDGE THE PROVISIONS AND AGREEMENTS IN PARAGRAPH 6 ABOVE.

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Initials of Homeowner(s):	

7. SALE OF MOBILEHOME: You may sell/transfer your mobilehome per your and our rights and obligations under this Agreement. You must, however, give us sixty (60) days' written notice of your intent to sell/transfer your mobilehome. You must also give us written notice at least ten (10) days prior to your execution of any excrow, sale, exchange, transfer or other agreement. The requirements of this Agreement and this paragraph will apply even if you sell or transfer only a portion of your interest in your mobilehome.

## 8. REMOVAL OF MOBILEHOMES UPON SALE TO THIRD PARTIES:

We may, in order to upgrade the quality of the Park, require the removal of mobilehomes from the Spaces upon their sale or transfer to a third party, in accordance with the provisions of the Mobilehome Residency Law and other applicable law. Any such rights granted us due to amendments, deletions, or modifications of the Mobilehome Residency Law and other applicable law may be enforced by us at our option.

#### 9. APPROVAL OF PURCHASER AND SUBSEQUENT RESIDENTS:

9.1 If your prospective buyer/transferee intends for the mobilehome to remain in the Park, or the buyer/transferee intends to reside in the Park, the buyer/transferee must do the following before occupying the mobilehome or Space: complete an application for residency, sign the Park's current rental or lease agreement which may be different than this Agreement and be accepted by us. The rent we are then charging may be increased to any amount we believe appropriate. We may request a financial statement, credit report, references and other reasonable information we need from any prospective buyer/transferee. If the buyer/transferee is not approved by us or does not

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sign the Park's current rental or lease agreement, they will have no rights of tenancy in the Park and they may not leave the mobilehome here or occupy the Space. In such event, you will remain fully responsible to us for the full performance of this Agreement. We may also, at our option, pursue such remedies as we may have against the buyer/ transferce/assignee alone, against both you and them or against you alone.

- 9.2 The requirements of this Agreement will apply before any person other than the ones listed on the signature page of this Agreement, will be permitted to become a resident of the Park. Unless otherwise prohibited by law all persons residing at your space must be approved for residency. If the person is not going to be a signatory to this lease no financial information will be required. Any person that we determine from prior tenancies will not abide by the rules and regulations will not be approved. A guest or other person who has not previously signed this Agreement who remains in the Park after his host has died, moved, or for any other reason does not physically reside in the Park on a regular basis, will be considered to be the equivalent of a buyer/transferce/assignee and will be subject to the requirements of this Agreement. This means that the guest or other person will have to apply for residency and if approved will be offered a rental agreement and that rental agreement may be higher that what you have been paying under this Agreement. This will be true regardless of whether the guest is listed as a "legal" or "registered" owner of the mobilehome. The requirements of this Agreement will also apply if you only sell/transfer a portion of your interest in your mobilehome or assign only a portion of your right to occupy your Space.
- 9.3 You agree to do such other things and to execute and deliver to us such additional documents as we may reasonably require to protect our interest in conjunction with the sale/ transfer/assignment of this Agreement.

#### 10. ASSIGNMENT AND SUBLEASING:

- 10.1 You may not assign this Agreement and any purported assignment will be void. You may not assign the right to occupy your mobilehome or Space and any such assignment will be void. (If the mobilehome is to be removed from the Space and not replaced with another mobilehome, we must also be given at least 60 days' advance written notice and the right to possession and control of the Space will, at our option, revert to us. The only exception is if you replace it with another mobilehome you personally occupy as your residence.) Unless required by law, including, as is presently the case, an ordinance of the City of Huntington Beach, subleasing is prohibited and any attempted subleasing will be void.
- 10.2. Subletting, except as permitted under Civil Code Section 798.23.5 and/or The City of Huntington Beach Municipal Ordinance 3277 is prohibited, and all other subletting will be void. "Subletting" means any renting, regardless of the time period or how it is characterized, of the mobilehome or Space. If you have lived in the Park for one or more years, you may sublease your mobile home and space for no less than six months and no more than twelve (12) months pursuant to the provisions of Civil Code Section 798.23.5. You must provide the Park with written notice of your intent to sublease your mobile home along with proof of the medical emergency or treatment requiring your absence from your mobile home. Your prospective sublesee shall be required to complete a residency application and be approved for residency by the Park. The Park may at its sole option elect to charge your prospective sublesee for any appropriate credit screening and personal reference checks the Park elects to make. The Park shall require your prospective sublesee to sign the Rules and Regulations. You shall continue to remain responsible for all rent and other charges pursuant to your Rental Agreement. The Park may, at its sole election, require that you pay an additional security deposit of not more than two (2) month's rent which shall be refunded at the end of the subleasing period. You must keep on file with the Park the current address and telephone number at which you may be contacted during the subleasing period.
- 10.3 This Agreement may be terminated, at our option, if you assign or sublet in violation of this Agreement. The Park or anyone it designates may rent, lease or sublet any Space or any mobilehome.
- 10.4 If you sublet in accordance with 798.23.5 and our Rules and Regulations and you or the sublessee fail, in advance of the sublessee taking possession of the mobilehome or Space, to comply with our requirements, execute the documents, or obtain the Park's approval of the sublessee, the sublessee will have no right to live in the Park and may not reside on any basis in the mobilehome or at the Space. Subletting means any renting, regardless of the time period or how it is characterized, of the mobilehome or Space.

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Page 9

Is missing from the complaint filed by

HOUSER BROS Co dba Rancho Del Rey MHE

Unlawful Detainer against Lisa Ryan.

Page 10

Is missing from the complaint filed by

HOUSER BROS Co dba Rancho Del Rey MHE

Unlawful Detainer against Lisa Ryan.

in effect after your breach and abandonment and recover cent as it becomes due, if you have the right to sublet or assign, subject only to reasonable limitations).

- You agree that the amount of our damages against you per the terms of this paragraph 13 may, at our sole option, be determined by paragraph 6 of this Agreement and that the mediation portions of such provisions shall not be applicable.
- INDEMNIFICATION: To the fullest extent the law allows, we have no liability to you or anyone else for 15. anything which is not caused by our active negligence or willful acts and you agree to completely release, discharge, indemnify, and hold us free and harmless from all claims for which we are not liable, including providing a defense and the payment of attorneys' fees and costs of an attorney we choose. You agree to indemnify and hold us harmless from all claims, including providing a defense and the payment of attorneys' fees, and costs of an attorney we choose, which occur because of the negligent or willful conduct of you or others who you invite to be in the Park. You also agree to indemnify and hold us harmless from all claims you may have of economic loss, diminution in market value, or depreciation of your mobilehome, and other improvements.
- INCORPORATED DOCUMENTS: You agree you have received, read and understood a copy of: This Agreement; the Mobilehome Residency Law which is effective as of January 1st of the year in which you signed this Agreement or signed a document accepting an assignment of this Agreement (which you agree was attached to this Agreement at the time you received it); the Rules and Regulations (including signs posted in the common areas) which you agree are effective immediately; R.V. Storage Agreement; and other. You understand that by signing this Agreement, you are bound by all of the terms and conditions of these documents and signs as they may be revised per this Agreement.
- COMPLIANCE WITH LAW AND RULES AND REGULATIONS: You agree to comply with all applicable laws, ordinances, regulations and all terms of this Agreement, the Rules and Regulations, and all terms contained in any document referred to in this Agreement, as they may be changed.
- ZONING, USE PERMIT AND OWNER INFORMATION: The zoning under which the Park operates is MHP - Mobilehome Park. The permits under which the Park operates are not subject to expiration or renewal. The Park is not located on land which we lease from someone else, but we do have the option to enter into such a lease at any time in the future. If we exercise this option, we will notify you of the expiration date of the lease.
- 19. TRANSFER OF PARK'S INTEREST: If we sell or transfer our interest in the Park to anyone else, we will be automatically relieved of our obligations under this Agreement which occur after the date of the sale/transfer.
- NOTICES: All notices required or allowed by this Agreement must be in writing. Except for notices terminating your tenancy, the service of any other notice on you will be valid if it is personally served on you or mailed to you at your address in the Park by First Class United States Mail, postage prepaid.

#### 21. WAIVER:

- If you fail to meet any of your obligations under this Agreement, a delay or omission by us in exercising any right or remedy we have because of your default will not impair any of our rights or remedies against you, nor will it be considered a waiver by us of any right or remedy. No waiver by us of our right to enforce any provision of this Agreement after any default on your part will be effective unless it is made in writing and signed by us, nor will it be considered a waiver of our rights to enforce each and every provision of this Agreement upon any further or other default on your part. Our acceptance of rent will also not be a waiver of any breach by you of any term or provision of this Agreement, including any rule, regulation or other term or provision contained in any document referred to in this Agreement.
- Any delay, omission, or mistake by us in exercising any right to make any of the increases allowed by paragraph 2 of this Agreement or other provisions of this Agreement will not impair any of our rights or be considered to be a waiver by us. Instead, we may, at any time, correct our delay, omission, or mistake and collect from you the full

increase retroactive to the date we could have first collected it from you. This will be true even though we may have accepted payment from you of a lesser amount. Examples include: We make an error and do not send a rent increase notice ninety (90) days in advance of your normal rent increase anniversary date. Although you will still be entitled to a 90-day notice, we may send that notice at a later date and retroactively collect the full amount of the increase to your normal rent increase anniversary date. Or, because of a miscalculation or clerical error, we did not charge you the full amount of an increase we are permitted to make. When we discover that error, we may send you a notice and retroactively collect from you the full amount of the increase.

- 22. ENTIRE AGREEMENT: Please understand that our Park Manager, other personnel, mobilehome dealers, the selling homeowner or sales person who sold you your mobilehome and other persons are not authorized to make any representations or agreements with you about the Park unless those agreements and representations are contained in this Agreement and the other documents and posted signs referred to in it. Therefore, you agree that this Agreement and the other documents and posted signs referred to in it are the entire agreement between you and us regarding the subjects covered by this Agreement, other documents and signs. This Agreement completely supersedes and replaces any and all prior and contemporaneous agreements, representations and understandings of you, any other person, or us.
- 23. ATTORNEY'S FEES: Attorney's fees and costs may be awarded to you or us per the provisions of the Mobilehome Residency Law, or other laws, including changes to these laws which may occur in the future. The same is true of any other litigation, disputes covered by the "RESOLUTION OF DISPUTES" provisions of this Agreement, between the two of us that is not covered by the Mobilehome Residency Law or other laws.
- 24. HEADINGS AND FORMATTING: The titles of the paragraphs and subparagraphs in this Agreement or in other documents or posted signs are only for convenience and under no circumstances are they to be considered as any part of this Agreement. You agree that this Agreement is to be considered a typed, not printed document, so that any legal requirements regarding printed documents are not applicable.
- 25. PARTIAL INVALIDITY: If any part of this Agreement or any document referred to in it is, in any way, invalid or unenforceable, the remainder of this Agreement or the other document shall not be affected, and will be valid and enforceable to the fullest extent permitted by law. The same is true if the application of any part of this Agreement, or any document referred to in this Agreement, is, in any way, invalid or unenforceable to any person or circumstance. The preceding shall not, however, at our sole option, be applicable if our ability to charge for or increase the amount of rent, utilities, or make other charges provided for by this Agreement is held in any way, in whole or in part, to be invalid or unenforceable. In such circumstances, we may, at our sole option, either keep this Agreement in full force and effect or terminate this Agreement or convert your tenancy under this Agreement to a 12-month or less tenancy.
- 26. ALTERATION OF THIS AGREEMENT: This Agreement may be changed only as provided for by this Agreement or by a written agreement signed by you and us or by operation of law. This Agreement will be construed and interpreted as though both of us had written it together, not as if it had been written by us alone.
- DEFINITIONS OF OWNER OF THE PARK, HOMEOWNERS, RESIDENTS, SALE OF MOBILE-HOME AND BUYER: The terms "we," "us," and other similar terms used in this Agreement which refer to the owners and the operators of the Park include all owners of the Park and their partners, shareholders, directors, representatives, officers, employees and agents, and their successors and assigns. The term "Park" means the mobilehome park identified in this Agreement. The term "you," "Homeowners," "residents" or any other similar term used in this Agreement which refer to the person(s) who has signed this Agreement or signed another document accepting an assignment of this Agreement, or another document accepting an assignment of this Agreement, or another document accepting an assignment of this Agreement, was signed who had been approved by us for residency in the Park or who were subsequently approved by us for residency in the Park or who were subsequently approved by us for residency in the Park. Note: To shorten this Agreement, the term "sale" is used to refer to any sale or other transfer of the mobilehome and/or any assignment or other transfer of the right to occupy the Space. The term "buyer" is used to refer to anyone buying or otherwise acquiring the mobilehome and/or acquiring the right to occupy the Space by an assignment or other method permitted by this Agreement. Other similar terms consistent with the preceding have also been used.

- HOLDOVER TENANCY: If you continue to live in the Park after the term of this Agreement has expired or it has been terminated (including any extension of the initial term we agree to), and you have not signed a new rental or lease agreement with us, you shall be on a month-to-month tenancy. During that month-to-month tenancy, you will pay all rent and other charges required by this Agreement and all the terms and provisions of this Agreement, including the "Resolution of Disputes" provisions will continue to apply to you. We may, however, increase the rent or charges you pay or change any other terms of this Agreement upon ninety (90) days' written notice to you.
- COUNTERPARTS: This Agreement may be signed in duplicate copies, each of which shall be considered an 29. original, but all of which taken together will be one and the same document.
- EXHIBITS: Each exhibit or other document referred to in this Agreement is attached or enclosed and incorporated in this Agreement by this reference.
- OWNER'S APPROVAL AND OPTIONS: All references in this Agreement and documents it refers to that our approval is required or other similar terms indicating our approval must be obtained by you means you must obtain our prior written approval by submitting a written request to us which describes what you want to do. References in this Agreement that we may, at our option, adjust or increase rents up to or by a certain amount or do anything else at our option, means we have the right, if we wish, to do so.
- STATUTE OF LIMITATION: ANY LAWSUIT OR OTHER ACTION AGAINST US MUST BE FILED BY YOU WITH THE COURT NOT LATER THAN ONE (1) YEAR FROM THE DATE YOU OR ANY MEMBER OF YOUR HOUSEHOLD FIRST BECAME AWARE OF (OR REASONABLY SHOULD HAVE BEEN AWARE OF) THE DISPUTE OR CLAIM. IF YOU DO NOT FILE THE LAWSUIT OR OTHER ACTION AGAINST US WITH THE COURTS WITHIN THIS ONE (1) YEAR TIME PERIOD, YOU WILL HAVE NO RIGHT TO PROSECUTE OR PURSUE THE LAWSUIT OR OTHER ACTION AND YOU AGREE WE WILL NOT BE LIABLE TO YOU FOR ANY OF THE CLAIMS, DAMAGES, OR OTHER ALLEGATIONS AND RELIEF ASSERTED IN THE LAWSUIT OR OTHER ACTION. IF THE RESOLUTION OF DISPUTES PROVISIONS OF THIS AGREEMENT ARE APPLICABLE TO YOUR DISPUTE OR CLAIM, THEY, TOO, WILL BE SUBJECT TO THE LIMITATIONS OF THIS PARAGRAPH.
- USE AND OCCUPANCY: Unless otherwise specifically allowed by this Agreement or other documents it incorporates, at all times one of the persons listed on the last page of this Agreement, or on the document assigning this Agreement, must be the "registered" owner of the mobilehome, and that person must regularly occupy the mobilehome, and it must also be their primary residence. When title to the Mobilehome is held in a trust which has been established for the purposed of estate planning one of the person(s) who established the trust must reside in the home on full time basis. You agree that the information you have provided us regarding you, other members of your household and your mobilehome is true and correct. You also agree to promptly notify us, in writing, of any change in this information. Please refer to the Rules and Regulations for further clarification of your use and occupancy of the mobilehome and Space. We, or someone we designate, may conduct a mobilehome sales or rental business in the Park.
- INSPECTION: By signing this Agreement, or accepting an assignment of it, you agree you have carefully inspected the Space you are renting and all of our services, improvements and facilities and you have found them to be safe and as represented by us to you, either orally or in writing, and you accept them as they are. To the extent that you have found such services, improvements and facilities not to be safe or not to be as represented by us to you, either orally or in writing, you nonetheless agree to accept them as they are.
- ENFORCEMENT OF CONDITIONS OF TENANCY: You agree that the enforcement of this Agreement, the Rules and Regulations and the provisions of other documents and conditions of tenancy are a private matter between us and each resident on an individual basis and the enforcement or the lack thereof by us with regard to any resident shall not result in any damage or injury to, or claim by you. You also agree that you are not a third party beneficiary of any agreement between us and any other residents or person(s).
- MAINTENANCE OF IMPROVEMENTS: You are financially responsible to maintain, repair and replace as reasonably necessary your mobilehome and all equipment, structures and other improvements to your mobilehome

and Space in good and safe condition and repair and in an aesthetically pleasing condition at all times. This includes, without limitation, the following: the mobilehome, accessory equipment and structures, fences, driveways (except park installed driveways), trees (except trees which present a specific health and safety violation or hazard), banks, and landscaping. Regardless of whether you are the original homeowner/occupant of the Space or of your mobilehome or purchased your mobilehome from a former homeowner who previously lived at your Space, this paragraph applies to you and you are responsible even for those things which were installed by a former owner or resident of the mobilehome or Space, us, or any prior or future owner of the Park. You are financially responsible for insuring at all times that the mobilehome, Space, and their improvements complies with all local, state and federal laws and regulations. (The only exception is any of the Park's utility systems on your Space which are owned by us or a utility company so we or they are responsible for them and park installed driveways.) The preceding includes without limitation such things as: insuring that the drainage is sufficient to prevent water from accumulating on your Space or under your mobilehome or running off so it adversely affects other Spaces or our property; that all required setbacks and lot line requirements are met and there are no encroachments on other property; that all building code and other similar requirements are met; and that all building and other permits have been obtained.

- 37. CONDEMNATION: If any portion of the Park is taken under the power of eminent domain, or is sold to any authority having the power of eminent domain, either under threat of condemnation or while condemnation proceedings are pending or the utility systems or other portions of the Park are or will be affected by the condemnation to the point where, in our sole opinion, it is not economically desirable to continue operations, we will have the right to terminate this Agreement as of the date the condemning authority takes possession. The entire amount of any award for taking of all or any part of a space or the Park or for any other reason under the power of eminent domain will be our property whether such award shall be made as compensation for diminution in value of the leasehold or for taking the fee or the taking of any interest you may have because of this Agreement or any other lease or rental agreement you have with us or your tenancy in the Park. Nothing contained in this paragraph, however, will preclude you from obtaining any award from the condemning authority to you for the loss of or damage to your mobilehome or other removable personal property.
- 38. TIME OF ESSENCE: Time is of the essence in this Agreement and each and every provision thereof.
- 39. MODIFICATION FOR LENDER: If, in connection with our obtaining financing where we use the Park as security, a lender requests reasonable changes in this Agreement as a condition to such financing, you agree to promptly consent to those changes if they do not increase your obligations under this Agreement or materially adversely affect you.
- 40. ESTOPPEL CERTIFICATE: You shall, on our request, sign and deliver to us a written statement certifying that (a) this Agreement is unmodified and in full force and effect (or if there have been modifications that they are in full force and effect as modified; (b) the dates to which the rent and other charges have been paid, (c) the term of this Agreement; (d) the amount of any security deposit; (e) we are not in default nor have we been in the past under any provision of this Agreement or any laws or regulations affecting our obligations; and (f) any other matters as may be reasonably requested by us. Any such statement may be relied on by us or any person we give it to. You will be in default of this Agreement if you fail to do the above within 10 days of your receipt of a written request for such statement. We may, at our option, treat your failure to sign and deliver this document to us as your agreement to the information we've requested and that we are not in default nor have we been in the past under any provision of this Agreement or any laws, or regulations affecting our obligations to you.
- 41. LIMITATION OF OUR LIABILITY: In consideration of this Agreement, you agree that, in the event of any actual or alleged failure, breach or default by us under this Agreement or otherwise, your sole and exclusive remedy shall be against the value of our mobilehome park which is identified in this Agreement as the Park (including any insurance policies of us or the Park), not other property or assets which we may own.
- 42. MEGAN'S LAW: The California Department of Justice, sheriff's departments, other local law enforcement authorities maintain for public access a database of the locations of persons required to register as an identified sex offender. The database is updated on a quarterly basis and a source of information about the presence of these individuals is any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line

through which inquires about individuals may be made. This is a "900" telephone service. Callets must have specific information about individuals they are checking. There is a charge for "900" calls information regarding neighborhoods is not available through the "900" telephone service.

The phone numbers to call for information: (714) 960-8843
Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <a href="www.Meganslaw.ca.gov">www.Meganslaw.ca.gov</a> . Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.    Code   Cod
43. EXECUTION: The Agreement is signed by you at 1 200clock f.m., on 1 - 16; 200clock f.m., on 1
NOTE TO NEW RESIDENTS: THIS AGREEMENT WILL NOT BE EFFECTIVE UNLESS YOU COMPLETE THE PURCHASE OF THE MOBILEHOME AND IF YOU DO NOT, YOU WILL HAVE NO RIGHTS OF TENANCY IN THE PARK.
PLEASE READ CAREFULLY BEFORE SIGNING THIS AGREEMENT AND ALL OF THE OTHER DOCUMENTS REFERRED TO IN THIS AGREEMENT.
UWE AGREE THAT WE HAVE READ, UNDERSTOOD AND VOLUNTARILY AGREED TO ALL OF THE PROVISIONS OF THIS AGREEMENT WHICH CONSIST OF THIS MOBILEHOME RENTAL AGREEMENT AND THE OTHER DOCUMENTS REFERRED TO IN IT.
I/WE HAVE BEEN ADVISED BY REPRESENTATIVES OF THE PARK THAT I/WE HAVE THE RIGHT TO CONSULT A LAWYER AND GET THE LAWYER'S ADVICE BEFORE SIGNING THIS AGREEMENT.
RESIDENT(S)' INITIALS: I/WE HAVE TAKEN THIS AGREEMENT TO A LAWYER BEFORE SIGNING IT. THE LAWYER IS:
Name:
Address:
Telephone:
RESIDENT(S)' INITIALS:
NOTICE: BY SIGNING THIS AGREEMENT, YOU ARE AGREEING THAT THOSE DISPUTES WHICH ARE SPECIFIED IN PARAGRAPH 6 OF THIS AGREEMENT, WHICH IS ENTITLED "RESOLUTION OF DISPUTES" WILL BE DECIDED BY A NEUTRAL REFEREE AND YOU ARE GIVING UP YOUR RIGHT TO A JURY OR COURT TRIAL. SEE PARAGRAPH 6 OF THIS AGREEMENT.
HOMEOWNER(s) SIGNATURE(s) RANCHO DEL REY MOBILE HOME ESTATES
And Tryay By wildamashehishe
1 J-Sandcaste Co LLC 1/14/18
Page 15  2006 Alajon & Gieser LLP All rights reserved. Reproduction is illegal. (May be reproduced by Park named above.)  Page 15
Xen 1/16/2018

Person(s) in addition to the above who will reside in the above Space for whom applications for residency were submitted and approved.

# HUNTINGTON BEACH CITY ORDINANCE

# 17.38.020 Temporary Rental of Mobile Home

D. Hereafter, "renter" refers to the person or persons who pay rent to the mobile home owner in exchange for the temporary right to reside within the subject mobile home (and the related right to occupy the space upon which the mobile home is located), but not as a co-occupant with the owner. Any renter of a mobile home must meet all the rules of occupancy of the mobile home park in which the mobile home is located with the exception of any rule which directly or indirectly prohibits, in conflict with this section, the temporary rental of a mobile home for up to one year

Prior to the mobile home renter's taking occupancy, that renter and the mobile home owner shall provide the park owner with:

- A copy of the mobile home rental agreement;
- 2. The true names of all intended occupants and their residential phone number;
- 3. Business phone numbers for all adult occupants who have such numbers; and
- An agreement signed by all adult occupants, which reads as follows:
- E. Such temporary rentals authorized by this chapter may not exceed 12 months in any two-year period subject to renewal because of continued hardship. (3277-5/95)

I have received copies of the lease between the park owner and the homeowner for Space # 376 and current park rules.

I have read those documents with care. I believe I understand them. I believe that I qualify for occupancy under those rules and the master lease (except for provisions prohibiting subleasing). I agree to abide by those Park Rules and to meet all obligations of that master lease which are relevant to an occupant. I understand that the park owner may directly enforce the within agreement against me without giving up any rights against the mobile home owner.

Jaynie L Gallian

000174



# Terms and Conditions (Remitter and Payee):

- \* Please keep this copy for your record of the transaction
- \* The laws of a specific state will consider these funds to be "abandoned" if the Cashier's Check is not cashed by a certain time
  - Please cash/deposit this Cashier's Check as soon as possible to prevent this from occurring
  - In most cases, the funds will be considered "abandoned" before the "Void After" Date
- \* Placing a Stop Payment on a Cashier's Check
  - Stop Payment can only be placed if the Cashier's Check is lost, stolen, or destroyed
  - We may not re-issue or refund the funds after the stop payment has been placed until 90 days after the original check was issued
- \* Please visit a Chase branch to report a lost, stolen, or destroyed Cashier's Check or for any other information about this item

FOR YOUR PROTECTION SAVE THIS COPY CASHIER'S CHECK

**Customer Copy** 

1085733953

11/17/2018 Void after 7 years

Remitter:

SATISFACTION CJC-1013582/J-SANDCASTLE CO. LLC

\$\*\* 8,743.07 \*\*

Pay To The

RDR MOBILE HOME ESTATES

Order Of: 16222 WARMINGTON SP-376 HUNTINGTON BEACH

Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A. NON NEGOTIABLE

			V	282111107 NEW 01/0	
OLD DOCUMENT UP TO THE	LIGHT TO VIEW TRUE WATERMARK	CASHIER'S CHECK	Marie Company of the	T UP TO THE LIGHT TO VIEW TRUE 1085733953	
CHAS	ok 💚	Date	11/17/2018	Void after 7 years	1221
Remitter:	SATISFACTION CJC-10	13582/J-SANDCASTLE CO.	, LLC		
Pay To The	RDR MOBILE HOME ES	TATES			
Order Of:	16222 WARMINGTON S	P-376 HUNTINGTON BEAC	Н		
Pay: EIGHT	THOUSAND SEVEN HUNDRE	ED FORTY THREE DOLLARS AN	D 07 CENT	\$** 8,743.07 **	
		Drawer: J	PMORGAN CHAS	E BANK, N.A.	
	Do not write outside this box	89	Sindi		
Memo:Note: For informatio	n only. Comment has no effect on bank	'e neumont	Chief Administrative	Officer	Security Feature Details on Book

Phoenix, AZ

RANCHO DEL REY OVER 55 MANUFACTURED HOME PARK
Qualifying and Occupancy Requirements 2018
16222 Monterey Lane
Huntington Beach 92649
THANYA
5 STAR HOMES SP#1231425
714 308-7735

# General Information:

- EACH, Prospective Resident must submit a park application with attached proof of income prior to opening escrow
- Person/s to occupy the home must verify income of \$3786 per month, renting of property or sub-letting is not allowed
- Park may ONLY use income of owner/occupant 55 or over, registered on Title and sign Lease Agreement
- Income verification MUST be in the form of COPIES; direct deposit, bank statements showing SOURCE, social security, retirement, pay stubs, etc. Funds/savings in an account is NOT income
- Applicants MAY submit Income Tax Statement for alternate verification of income if more convenient
- One owner 55 or over, others over 18, residents MUST park cars in driveway, guest parking for guests only. Extra resident's cars may park on Monterey Lane
- Park allows two small indoor pets, dogs 22 lbs OR 15 in" at shoulder
- Dogs must be on leash at all times, no solid fencing, privacy screens are allowed. May have doggie gate if home has a porch, with owner present. Dogs are not allowed to be left in any enclosed area, not allowed on common area or in the park office. Dogs may be walked thru the park on leash
- Monthly space rent \$1325 for 2018, plus utilities. Space rent increases each year between 2%-4%. Lease is for one year
- Mandatory meeting with manager with ALL occupants for Rules and Regulations for final park approval, week day appointments only
- Obtaining a loan or paying cash for a home is separate from qualifying for park income requirement. If obtaining a loan, the amount of the mortgage payment will be added to the park's income requirement \* 5 Star Home Lending Richard Herr/714 891-6383 \*Request a park and loan application\* Thanya 714 308-7735

# Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 177 of 648

United Airlines Inc. 16th Floor - HSCPZ 609 Main Street Houston, TX 77002 Ph: 877/825-3729	Pay Group: Fit Attendant Pay Begin D Pay End Dat	ts ate: 10/01	/2018 /2018	UNIT Thanks for all y	2.4	ed!		000030559123 16/2018	
							TAX DATA:	Federal	CA State
Jamie Lynn Gallian		Employee ID:	270556				Marital Status:	Single	Married
		Department: Location: Job Title:	7606-INFLT AS Los Angeles, Ca Flight Attendan				Allowances: Addl. Pct: Addl. Amt:	0	0
		HOURS AN	D EARNINGS					TAXES	
-1 -	-				YT	D			
Description Flight Advance Regular Pay Per Diam Pay Taxable Flight Advance Recovery Ouartery Operations Ince Off-Set Imputed Income - Life Per Diam Pay Non Taxable Profit Sharing Regular Pay Sick Pay Vacation Fithers Version - E. T. Fl.D.		Rate Hours	WKD Oth Ho	-3,205.6 791.7 47.4 2,366.4 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	5 3 7 7 9 9 9 9 9 9 9 9 9 9 9 9 9	Earning 01 791 182: 2,356. 450.1 0.0 2,279. 981.8 32,432: 2,297.4	Fed Withholding Fed MED/EE Fed OASDI/EE CA Withholding CA OASDI/EE OO O	Current 0.00 0.00 0.00 0.00 0.00	9TD 6,255.52 628.30 2,686.54 1,177.27 433.31
Future Vacation - FLT BID				0.0		822			57 900 55
TOTAL: * Denotes Excluded From Ea	ernings Total		0.00	0.00 0.00	116.02	46,842.	63 TOTAL:	0.00	11,180.94
BEFORE-TAX	DEDUCTIONS	S		AFTER-TAX DE	DUCTIONS		EMPLO	OYER PAID BENEFITS	
Description Dental - Pre Tax Medical - Pre Tax	Current 0.00 0.00	YTD 115.80	Description AFA Dues GUL - Depende		Current 0.00 0.00	450.00 83.58	Description	Current	YTD
Medica - Fre Lax Vision Care Pre Tax 401(k) Deferral	0.00	120.87	GUL - Employ 401(k) Loan 1 401(k) Loan 2		0.00 0.00 0.00 0.00 0.00 0.00	1,183.25 7,853.36 3,232.43 3,174.00 18.00 -399.82			
TOTAL:	0.00	1,551.90	TOTAL:		0.00	15,594.80	TOTAL:		
	TOTAL GROS	S FED T	AXABLE GROS	SS	TOTAL TAX	ES	TOTAL DEDUCTIO	ONS	NET PAY
Current	0.0	00	0.0	00		.00		0.00	0.00
YTD	46,842.6	3	43,016.9	95	11,180	.94	17,146	6.70	18,514.99
		T	1				NET PAY DIST	TRIBUTION	
					Paymer	nt Type		Account Number	Amoun

NON-NEGOTIABLE

TOTAL:

# Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 178 of 648

United Airlines Inc. 16th Floor - HSCPZ 509 Main Street Houston, TX 77002 Ph: 877/825-3729		SMF-Semimonthly Flt 10/01/2018 10/15/2018	UNITED Thanks for all you do for United!	Advice #: Advice Date:	00000013858637 11/01/2018	
				TAX DATA:	Federal	CA State
Jamie Lynn Gallian	Emple Depart Locati Job Ti	on: Los Angeles, C		Marital Status: Allowances: Addl. Pet; Addl. Amt:	Single 0 0 0	Married 0

	HC	URS AND EAR	NINGS					TAXES	
		Curr	ent	******	YTD-				
Description Flight Advance	Rate	Hours WKD	Oth Hours	<u>Earnings</u> 3,205.65	Hours	Earnings 3,205.66	Description Fed Withholding	<u>Current</u> 491,17	YTD 6,255.52
Quarterly Operations Ince				0.00		450.00	Fed MED/EE	45.76	628.30
Off-Set				0.00		0.00	Fed OASDI/EE	195.66	2,686.54
Flight Advance Recovery				0.00		0.00	CA Withholding	96.94	1,177.27
Imputed Income - Life				0.00		0.40	CA OASDI/EE	31.56	433.31
Per Diem Pay Non Taxable				0.00		2,279.47			
Per Diem Pay Taxable				0.00		134.83			
Profit Sharing				0.00		981.68			
Regular Pay				0.00		32,432.93			
Sick Pay				0,00	36,00	2,297.60			
Vacation				0.00	67.02	4,238.34			
Future Vacation - FLT BID				0.00	13,00	822.12			
TOTAL:		0.00	0.00	3,205.65	116.02	46,842.63	TOTAL:	861.09	11,180.94
Denotes Excluded From Earnings Total									1100000

BEFORE	TAX DEDUCTIONS		AFTER-TAX	DEDUCTIONS		EMPLOYER PAID BENEFITS			
Description Dental - Pre Tax Medical - Pre Tax Vision Care Pre Tax 401(k) Deferral	Current 4.64 40.29 4.95 0.00	YTD 115.80 1,000.93 120.87 314.30	Description 401(k) Loan 1 401(k) Loan 2 AFA Dues GUL - Dependent Post Tax GUL - Employee Post Tax	Current 489,42 199,14 0,00 0,00 0,00 0,00 0,00 0,00	7,853,36 3,232,43 450,00 83,58 1,183,25 3,174,00 18,00 -399,82	Description	Current	YTD	
TOTAL:	49.88	1,551.90	TOTAL:	688.56	15,594.80	TOTAL:			
	TOTAL GROSS	FEDT	AXABLE GROSS	TOTAL TAX	ES	TOTAL DEDUCTIONS		NET PAY	
Current	3,205.65		3,155,77	861	.09	738.44		1,606,12	
VTD	46.847.63		43.016.95	11.180	94	17 146 70		18 514 99	

YTD	46,842.63	43,016.95	11,180.94	1	7,146.70	18,514.99		
-				NET PAY DISTRIBUTION				
			Payment Type	Account Type	Account Number	Deposit Amount		
			Advice #0000000138	358637 Checking	xxxx6018	\$1,606,12		
			TOTAL:			\$1,606.12		

NON-NEGOTIABLE

# Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 179 of 648

United Airlines Inc. 16th Floor - HSCPZ 609 Main Street Houston, TX 77002 Ph: 877/825-3729	Pay Group: Attendants Pay Begin Dat Pay End Date:	e: 08/31	/2018 /2018	NIT	200		Advice Date: 10	<b>0000013660933</b> /17/2018	
Jamie Lynn Gallian	Lo	nployee ID: epartment: ocation: b Title:	270556 7606-INFLT ASSIGNM Los Angeles, California Flight Attendant - Dom	1			Marital Status: Allowances: Addl. Pet: Addl. Amt:	Federal Single 0 0	CA State Married 0
		HOURS AN	ID EARNINGS					TAXES	
Description Quarterly Operations Ince Off-Set Flight Advance Flight Advance Flight Advance Recovery Imputed Income - Life Per Diemi Pay Non Taxable Per Diem Pay Taxable Profit Sharing Regular Pay Sick Pay Vacation Flutter Vacation - FLT BID TOTAL: * Denotes Excluded From Ex		Rate Hours	Current-WKD Oth Hours  0.00 0.00	Earnings 25.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	32.00 67.02 13.00	D	Fed Withholding Fed MED/EE Fed OASDI/EE CA Withholding CA OASDI/EE	Current 5.50 0.36 1.55 2.56 0.25	YTD 5,759.26 579.57 2,478.17 1,080.33 399.70
BEFORE-TA	X DEDUCTIONS		AFTE	R-TAX DEDU	ICTIONS		EMPI	OYER PAID BENEFITS	
Description Dental - Pre Tox Medical - Pre Tax Vision Care Pre Tax 401(k) Deferral	Current 0.00 0.00 0.00 0.00	YTD 106.52 920.35 110.97 314.30	Description GUL - Dependent Post GUL - Employee Post 401(k) Loan 1 401(k) Loan 2 AFA Dues	Tax	Current 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	77.61 1,084.83 6,996.38 3,033.29 400.00 3,174.00 18.00 -399.82	Description	Corrent	
TOTAL:	0.00	1,452.14	TOTAL:		0.00	14,384.29	TOTAL:		
Current YTD	25.00 43,042.33	FED T	25.00 39,656,12		10.297.6	22	TOTAL DEDUCTIO	0,00	NET PAY 14.78 16,908.87
					Paymen Advice	#000000013660	NET PAY DIST Account Type Ac 933 Checking		Deposit Amount \$14.78 \$14.78

NON-NEGOTIABLE

# **APPLICATION FOR RESIDENCY**



(Each person desiring residency must complete a separate application.)

R	ancho Del Rey Mobile Hon (Community Name)	ne Estates	
sonal	4		
onai			
Name of Person Making Application:	J-Sandcastle Co., LLC	Jamie Gallian,	Its Member
Phone Number: 714-321-3449			
Date (of application): 11-18-18			
Present Address: 5782 Pinon Driv			
Capial Capusity Novel and EIN 83-2453	650		State Zip
Social Security Number: EIN 83-2453			
Email: <u>jamiegallian@gmail.com</u> Name(s) of Other Person(s) Who Will	Be Occupying Homesite: _	Jamie L Gallian	DOB 11-16-1962 56yo
Relationship(s):J-Sandcastle Co., L	LC Jamie Gallian, Its Meml	ber	
Social Security Number(s): 550-49-39	936		
	2		
Driver's License Number(s) V804074. vious Residency			
	lenry Newton		Yrs. <b>&lt; 1 yr</b>
vious Residency  Present Landlord or Mortgage Co.:_F	Henry Newton ntington Beach, CA 92	649 Phone: 714	Yrs. < 1 yr -615-3574
vious Residency Present Landlord or Mortgage Co.: <u>F</u> Address:6641 Beachview Dr. Hu	Henry Newton  ntington Beach, CA 92  (City) (State)  \$ 3400.00 plus utilitie	649 Phone: <u>714</u> <sup>(Zip)</sup> es	Yrs. < 1 yr -615-3574
vious Residency  Present Landlord or Mortgage Co.:_F  Address:6641 Beachview Dr. Hu  Monthly Rent or Mortgage Payment:  Prior Landlord or Mortgage Co.:	denry Newton ntington Beach, CA 92 (City) (State) \$ 3400.00 plus utilitie	649 Phone: 714 es	Yrs. < 1 yr 615-3574 Yrs
vious Residency  Present Landlord or Mortgage Co.:H  Address: 6641 Beachview Dr. Hull  Monthly Rent or Mortgage Payment:  Prior Landlord or Mortgage Co.:  Address:	Henry Newton ntington Beach, CA 92 (City) (State) \$ 3400.00 plus utilities (City) (State)	649 Phone: 714 es Phone:	Yrs. < 1 yr 615-3574 Yrs
vious Residency  Present Landlord or Mortgage Co.:_F Address:6641 Beachview Dr. Hull  Monthly Rent or Mortgage Payment: Prior Landlord or Mortgage Co.: Address:	Henry Newton ntington Beach, CA 92 (City) (State) \$ 3400.00 plus utilities (City) (State)	649 Phone: 714 es Phone:	Yrs. < 1 yr -615-3574 Yrs
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# APPLICATION FOR RESIDENCY

Page 2

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Employ	er: Un	ited Airlines	3					Phone:	310-4	31-280	)7
Address	s: 8 W	orld Way				_ CityLo	<u>os An</u>	geles	Sta	te/ZIP: C	A 90045
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# APPLICATION FOR RESIDENCY

any agreement entered in reliance upon the misrepresentation.

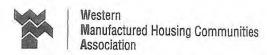
Page 3

Name: Steve	e Gallian	se of all efficigen	cy (other than co-resident):	Son Son	
Address: 821	W. 16th	Street		City: Costa Mesa	
State/ZIP:CA			Phone Number:	949-677-7674	
Approved Anima	als				
If you have dogs an Name  Ammie	Age	please provide th Type <b>Terrier</b>	ne following information: Color/Description White	Height	Weight
Jetta	14	Beagle	Tri-Color		
Home or Recrea					
Make/Model:			Net Size: Length:	Width:	Height:
Year:	Brea	ker Size:	amps. License or	Decal No.:	
Serial No.:				Value:	
Financed by:					
Current Location: _					
Legal Owner Name	/Address:				
Registered Owner I	Name/Add	ress:			
Junior Lienholder N	lame/Addr	ess (if any):			
park has establishe be crossed out.	ed minimu	m age requireme	by management and initial nts. If there are no age requ	uirements for occupar	ncy, the paragraph should
minimum age rec requirement of	uirement 18 v	of <u>55</u> years of age or o	vledges that this Park is ears of age or older for older for all other resident n the park meet the age re	at least one reside s. The undersigned	nt and a minimum age hereby represents tha
acknowledges that	in the ever	nt a rental agreen	o check the above credit ref nent is executed by both the ersigned's mobilehome or r	management and the	e undersigned, it is subject
The undersigned re	epresents	and warrants the	at the above information is	true and correct and	d has been made for the

purpose of informing the management of the park. The management has permission to verify any and all information offered on this application. In the event of any misrepresentation by applicant, management will have grounds to cancel



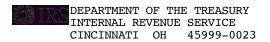
# CONSENT TO OBTAIN CONSUMER CREDIT REPORT



The undersigned hereby authorizes _	Rancho Del Rey Mobile Home Estates	to obtain a credit report
based upon the information provided personal information from the unders affiliates.	in the undersigned's <i>Application for Tenancy</i> , signed's application documents with any cre-	and to share any necessary dit reporting agency or their
SO AGREED:		
Dated:11/18/18	J-Sandcastle Co., LLC	Jamis L. Gallian
/	Jamie Gallian, Its Manager	
Dated:	(Applicant)	
Dated:		
	(Applicant)	

Copyright © 2014. WMA.





Date of this notice: 11-07-2018

Employer Identification Number:

83-2453659

Form: SS-4

Number of this notice: CP 575 G

J SANDCASTLE CO LLC JAMIE LYNN GALLIAN SOLE MBR 5782 PINON DR HUNTINGTN BCH, CA 92649

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-2453659. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

## IMPORTANT REMINDERS:

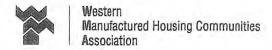
- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is JSAN. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

# PRIVACY STATEMENT FORM



	Rancho Del Rey Mobile Home Estates
	(Name of Community)
process o your appl	mmitted to safeguarding all nonpublic personal information that we may collect during the application or at any time during your tenancy. We use this information initially for the sole purpose of evaluating ication for residency. Occasionally we use nonpublic personal information in order to collect a debtole, when a resident fails to pay the rent.
We collec	t nonpublic personal information about you from the following sources:
	Information we receive directly from you, on forms, and in other communications to or with us, whether in writing, in person, by telephone or any other means.
	Information we receive from other sources such as current and former landlords, current employers credit reporting agencies and resident screening services.
permitted	nunity values your privacy and does not disclose nonpublic personal information to anyone, except as or required by law, or as reasonably necessary in order to establish your identity wher cating with others as discussed above.
n order to	access to nonpublic personal information about you to only those persons who need to know that information perform their job duties. Further, we maintain physical, electronic and procedural safeguards that comply with ndards to guard your nonpublic personal information.
The unde	rsigned Resident, or prospective Resident, hereby acknowledges receipt of a copy of this notice.  James L Gallian
DATED:	11/18/18 J-Sandcastle Co. LLC

Copyright © 2014. WMA.



DATED:



## TAX CLEARANCE CERTIFICATE

☐ Floating Hom

## COUNTY OF ORANGE

SERIAL NUMBER/HULL NUMBER	DECAL NUMBER/CF NUMBER
AC7V710394GB/ AC7V710394GA	LBM1081
LOCATION OF HOME	ASSESSOR'S PARCEL NUMBER
16222 MONTEREY LN 376 HUNTINGTON BEACH	891-569-62
CURRENT REGISTERED OWNER	APPLICANT
RYAN, LISA T 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	J-SANDCASTLE CO, LLC 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649

I hereby certify that the following has been paid:
Delinquent license fees
Property taxes applicable to the home identified above through the fiscal year 2018-2019
A security deposit for payment of the property taxes for the fiscal year 2019-2020
No taxes due or payable at this time.
There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create an additional bil
THIS CERTIFICATE IS VOID ON AND AFTER JANUARY 15, 2019.
Executed on November 16, 2018 at Santa Ana.  Treasurer-Tax Collector for Orange County, State of California.
Issued on November 16, 2018

§§2189.8, 5832 R & T Code

TDL 10-01 (7-87)

#### Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Case 8:21-bk-11710-SC Main Document Page 187 of 648

BASE TAX

1,300.90

1,300.90

AMOUNT

INTEREST &

PENALTIES

250.64

250.64

FEES

83.00

83.00

AMOUNT

PAID

BALANCE DUE

1.634.54

1.634.54



Reg#9 cdascenzo 11/16/2018 12:20 PH

Trans #52384 Location: 100

TTC G-58

## RECEIPT

OFFICE OF THE TREASURER-TAX COLLECTOR SHARI L. FREIDENRICH, CPA 625 N.ROSS STREET, BLDG 11, SANTA ANA (714) 834-3411 tteinfo@ttc.ocgov.com

Jaily Bank Deposit ID 11-16-18

APN \ TON \ REF:

0813460. Property Address: 16222 MONTEREY 376 HUNTINGTON BEACH

ax Year: toll Type:

03 - UNS installment #:

SUB TOTAL:

Insecured Tax

\$1.634.54

\$1,634.54

\$1,634.54

\$1,634.54

1: 901018

ER

IVE TAX YEAR: 2017

TOTALS:

**JUNTINGTON BEACH** 

18-00427461

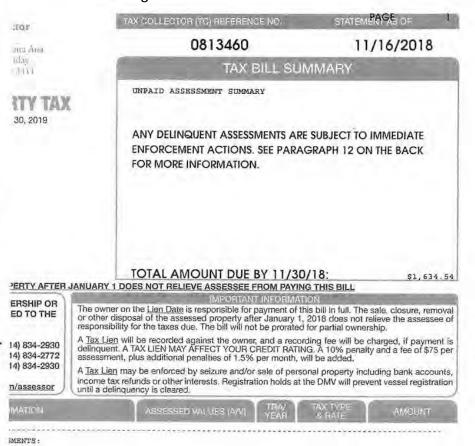
TOTAL DUE: HECK

iccount Number XXXXXXXXXXXXXX6018

heck # 2670

outing Number 271081528

PAY ONLINE WITH YOUR BANK ACCOUNT AT NO COST AT ocgov.com/octaxbill PRINT OR GET YOUR RECEIPT BY EMAIL. THANK YOU





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1-569-62.00

TOTAL AMT DUE

\$1,224.00

/15/19

Reg#9 cdascenzo 11/16/2018 12:21 PM TTC G-58 Trans #52385 Location: 100 Pd CK # 2670

## RECEIPT

OFFICE OF THE TREASURER-TAX COLLECTOR SHARI L. FREIDENRICH. CPA 625 N.ROSS STREET, BLDG 11, SANTA ANA (714) 834-3411 ttcinfo@ttc.ocgov.com

#### Daily Bank Deposit ID 11-16-18

	APN \ TON \ REF:		89156962,0000
	Property Address:		2019
	Tax Year:		01 - SEC
	Roll Type:		03
	Installment #:		\$1,224.00
	Secured Tax		V1122114V
	APN \ TDN \ REF:		89156962.00
	Property Address:	16222 HONTEREY LN	376 HUNTINGTON BEAC
	Н		
	Tax Year:		2018
	Roll Type:		01 - SEC
	Installment #:		†
	Secured Tax		\$599.66
	APN \ TON \ REF:		89156962.00
	Property Address:	16222 HONTEREY LN	376 HUNTINGTON BEAC
	H		
	Tax Year:		2018
	Roll Type:		01 - SEC
	Installment #:		2
	Secured Tax		\$599.66
		SUB TOTAL:	\$2,423.32
6		TOTAL DUE:	\$2,423,32
	CHECK	14.00 3141	\$2,423.32
	OHLON		200, 100, 100

Account Number XXXXXXXXXXXXXX6018

Check # 2671

Routing Number 271081528

PAY ONLINE WITH YOUR BANK ACCOUNT AT NO COST AT megov.com/metaxbill PRINT OR GET YOUR RECEIPT BY EMAIL. THANK YOU

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	TOTAL NET TAXABLE VAL	JE.	109,685	1,199.32
Indefense (IDBE (1,119)	2nd Installment DUE	2/1/15	TO SAV BOTH INSTALLMEN	18 87 ×25 0/18
\$599.66	\$599	2.66	\$1,1	99.32
	VOTER APPROVED TAX	S AND SPECIAL	ASSESSMENTS	
SERVICE AC	ENCY.	EATE	VALUE	TAXES
BASIC LEVY	PATE	1.00000	109,685	1,096.84
	COLLEGE DIST	.03052	109,685	33.47
E D1.00 C D 0.00 F	SD 2016, SR 2017A	.02404	109,685	26.37
	BCH UNION HS	,02388	109,685	26,19
HUNTINGTON	BEACH EMPLOYEE RETIREMEN	.01500	109,685	16.45
TOTAL CHAR	SED	1.09344		1,199.32

FOR EACH PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON
3 BY CHECK, YOUR CANCELLED CHECK IS YOUR RECEIPT OR PAY ONLINE AND RECEIVE AN EMAILED RECEIPT

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FOR COURT USE ONLY
RONICALLY FILED r Court of California, unty of Orange
/ <b>2018</b> at 12:09:00 PM f the Superior Court Dang,Deputy Clerk
1024401-CU-UD-CJC
he document. or cause of action in a
on may be obtained from leted).
TURE) r: Defendant/Respondent
A. DANG , Deputy

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 190 of 648

PLAINTIFF/PETITIONER. BS INVESTORS, LP, a California limited
partnership
DEFENDANT/RESPONDENT: JAMIE L GALLIAN, an individual

CASE NUMBER:
30-2018-01024401-CU-UD-CJC

# COURT'S RECOVERY OF WAIVED COURT FEES AND COSTS

If a party whose court fees and costs were initially waived has recovered or will recover \$10,000 or more in value by way of settlement, compromise, arbitration award, mediation settlement, or other means, the court has a statutory lien on that recovery. The court may refuse to dismiss the case until the lien is satisfied. (Gov. Code, § 68637.)

# **Declaration Concerning Waived Court Fees**

<ol> <li>The court waived court fees and costs in this action for (name)</li> </ol>	e):
<ol> <li>The person named in item 1 is (check one below):         <ul> <li>a not recovering anything of value by this action.</li> <li>b recovering less than \$10,000 in value by this action.</li> <li>c recovering \$10,000 or more in value by this action.</li> </ul> </li> <li>All court fees and court costs that were waived in this action.</li> </ol>	n (If item 2c is checked, item 3 must be completed.) tton have been paid to the court (check one): Yes No
I declare under penalty of perjury under the laws of the State of Calif	omia that the information above is true and correct
Date:	and conect.
(TYPE OR PRINT NAME OF ATTORNEY PARTY MAKING DECLARATION)	) (Courses
THE THE PERSON OF THE PERSON O	(SIGNATURE)

# PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF ORANGE

I am employed in the County of Orange, State of California. I am over the age of 18 and not a party to the within action; my business address is 2030 Main Street, Suite 1600, Irvine CA 92614.

On December 3, 2018, I served the foregoing document described as REQUEST FOR DISMISSAL on the following person(s) in the manner indicated:

Jamie L. Gallian, an individual 5782 Pinon Drive

Defendant

Huntington Beach, CA 92649

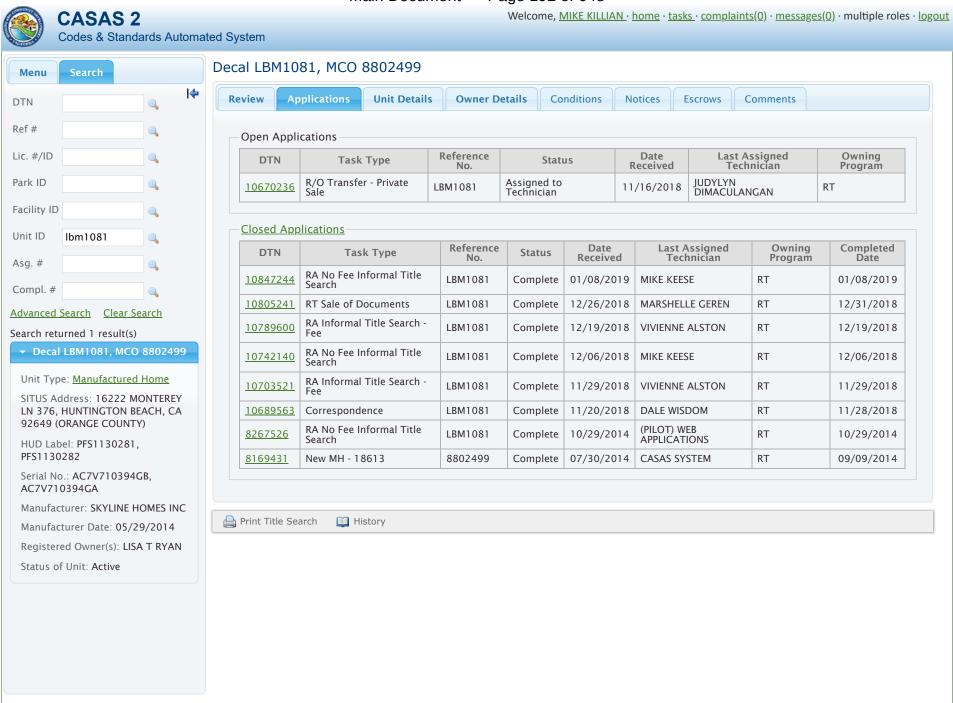
Telephone No.: (714) 321-3449

[X] (BY MAIL) I am familiar with the practice of Grant, Genovese & Baratta, LLP for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence so collected and processed is deposited with the United States Postal Service that same day in the ordinary course of business. On this date, a copy of said document was placed in a sealed envelope, with postage fully prepaid, addressed as set forth herein, and such envelope was placed for collection and mailing at Grant, Genovese & Baratta, LLP, Irvine, California, following ordinary business practices.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed on December 3, 2018, at Irvine, California.

Helena Coyle

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 192 of 648



http://casas2.hcd.ca.gov:7003/casas/

1/1

Version 2.0.371

From: Cruz, Sylvia@HCD Sylvia.Cruz@hcd.ca.gov @

Subject: Title Search - LBM1081 Date: January 18, 2019 at 8:17 AM To: Jamie Gallian jamiegallian@gmail.com



## Hello Ms. Gallian,

Here is the transfer information you can use to show the unit has been transferred until the original Title goes out from our Sacramento District Office.

## Sylvia

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES, AND HOUSING

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS

GAVIN NEWSOM, Governor



## Title Search

Date Printed: Jan 18, 2019

LBM1081 Decal #: Use Code: SFD Manufacturer: Original Price Code: SKYLINE HOMES INC BVH

Tradename: CUSTOM VILLA Rating Year:

Tax Type: Model: LPT

Manufactured Date: 05/29/2014 Last ILT Amount: Registration Exp: Date ILT Fees Paid:

First Sold On: 07/28/2014 ILT Exemption: NONE

Serial Number HUD Label / Insignia Width Length AC7V710394GA PFS1130282 60' 15' 2" AC7V710394GB 15' 2" PFS1130281 56"

Registered Owner:

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Last Title Date: 09/10/2014 Last Reg Card: Pending Reg Card

Sale/Transfer Info: Price \$175,000.00 Transferred on 11/01/2018

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

\*\*\*END OF TITLE SEARCH\*\*\*

# Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc STATE OF CALIFORNIA - DEPMRINDENUMENTHOUS CARD

Manufactured Home

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DO 05/2	M 29/2014	DFS 07/28/2014	RY	Exp. Date	
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Jan 19, 2019			

#### Addressee

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649



Decal: LBM1081

## Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

#### Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

# ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE UNIT DESCRIBED ABOVE. PLEASE KEEP THIS CARD IN A SAFE PLACE WITHIN THE UNIT.

#### INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE DATE INDICATED ABOVE IN THE BOX LABELED "Exp. Date". THERE ARE SUBSTANTIAL PENALTIES FOR DELINQUENCY. IF YOU DO NOT RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS PRIOR TO THE EXPIRATION DATE, CONTACT H.C.D. FOR RENEWAL INSTRUCTIONS.

### **IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 10670236 01192019 - 1

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1	UNITED STA	ATES BANKRUPTCY COURT		
2	CENTRAL DISTRICT	OF CALIFORNIA - SANTA ANA		
3		000		
4	In Re:	) Case No. 8:21-bk-11710-SC		
5	JAMIE LYNN GALLIAN,	) Chapter 7		
6	Debtor,	) Santa Ana, California ) Tuesday, 11:00 A.M.		
7		) September 13, 2022		
8	TDANGCD	IPT OF HEARING RE:		
9	APPLICATION OF THE	E CHAPTER 7 TRUSTEE TO EMPLOY		
10	REAL ESTATE BROKER COLDWELL BANKER REALTY AND AGENTS WILLIAM FRIEDMAN AND GREG BINGHAM PURSUANT TO 11 U.S.C. SECTIONS 327 AND 328			
11	BEFORE THE H	ONORABLE SCOTT CLARKSON ATES BANKRUPTCY JUDGE		
12	ONTIED STA	TIES DANKKOTICI OODGE		
13	<u>APPEARANCES</u> :			
14	The Debtor:	JAMIE LYNN GALLIAN, <i>Pro Se</i> 16222 Monterey Lane		
15		Unit #376 Huntington Beach, California 92649		
16	For the Trustee:	AARON E. DE LEEST, ESQ.		
17	Total the france.	Danning Gill Israel & Krasnoff, LLP		
18		1901 Avenue of the Stars Suite #450		
19		Los Angeles, California 90067		
20	The Trustee:	JEFFREY I. GOLDEN, ESQ. Golden Goodrich, LLP		
21		3070 Bristol Street Suite #640		
22		Costa Mesa, California 92626		
23				
24	Proceedings produced by a	electronic sound recording;		
25	transcript produced by tr			

1 2	For Huntington Beach Gables Homeowners Association:	ROBERT P. GOE, ESQ. Goe Forsythe & Hodges, LLP 17701 Cowan
	ASSOCIACION.	Building D, Suite #210
3		Irvine, California 92614
4	Court Recorder:	Ed Zamora U.S. Bankruptcy Court
5		Central District of California Ronald Reagan Federal Building and
6		United States Courthouse 411 West Fourth Street
7		Santa Ana, California 92701-4593 (855) 460-9641
8		
9	Court Transcriptionist:	Ruth Ann Hager, C.E.T.**D-641 Ben Hyatt Certified Deposition Reporters
10		17835 Ventura Boulevard Suite #310
11		Encino, California 91316
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	Page 3
1	SANTA ANA, CALIFORNIA, TUESDAY, SEPTEMBER 13, 2022
2	11:03 A.M.
3	000-
4	THE CLERK: Please come to order. This United
5	States Bankruptcy Court for the Central District of
6	California is now in session. The Honorable Scott C.
7	Clarkson is now presiding.
8	THE COURT: Good morning, everyone, and welcome
9	to the September 13, 2022, 11:00 calendar.
10	Let's call item #12.00 in the Jamie Lynn Gallian
11	matter. This is an application of the Chapter 7 Trustee to
12	employ real estate broker.
13	May I have appearances, please?
14	MS. GALLIAN: Good morning, Your Honor. My name
15	is Jamie Lynn Gallian. I'm the debtor.
16	THE COURT: Good morning.
17	MS. GALLIAN: Good morning.
18	MR. DE LEEST: Good morning, Your Honor. Aaron
19	De Leest, Danning, Gill, Israel & Krasnoff for the Trustee.
20	THE COURT: And good morning to you.
21	MR. DE LEEST: Thank you, Your Honor.
22	MR. GOLDEN: Good morning, Your Honor. Jeffrey
23	Golden, Trustee.
24	THE COURT: Good morning, Mr. Golden.
25	MR. GOE: Good morning, Your Honor. Robert Goe,

4 Page 1 Goe Forsythe & Hodges, for secured creditor Huntington 2 Beach Gables Homeowners Association. I join in the 3 Trustee's request. THE COURT: Good morning to you. 4 5 Any other appearances, please? 6 (No response.) 7 Mr. De Leest, your motion. 8 MR. DE LEEST: Yes, Your Honor. I think for your 9 tentative ruling, which we have reviewed, just addressing 10 that quickly, and I know the debtor wants to speak as well, I just wanted to clarify the extent it's not so clear is 11 12 the Trustee's motion -- or excuse me, vocation seeks to 13 sell the manufactured home itself, the unit. Not an 14 interest in the land. It's a leased property, not an interest in the debtor's LLC. It's just the mobile home. 15 16 THE COURT: And you consider that real property 17 or personal property? 18 MR. DE LEEST: Your Honor, it's personal 19 property, I believe, here in California. 20 THE COURT: Okay. Anything else? Would you like to discuss my point? 21 22 MR. DE LEEST: Which is, Your Honor, I have to 23 say, I didn't really understand it. It's -- if the Court 24 could clarify I'm not certain I did understand --25 THE COURT: Okay.

	rage
1	MR. DE LEEST: the point.
2	THE COURT: Let's move on to the debtor.
3	Ms. Gallian?
4	MS. GALLIAN: Yes, sir. I'm here.
5	THE COURT: Do you oppose the motion?
6	MS. GALLIAN: Absolutely, Your Honor.
7	THE COURT: Well, tell me why.
8	MS. GALLIAN: For the reasons that I listed in my
9	opposition. The Court has determined at this moment that
10	the home is personal property and there is a pending motion
11	for reconsideration on the homestead, the homeowner's
12	exemption, which is applicable to my case.
13	THE COURT: Okay. And that motion is pending
14	before this Court?
15	MS. GALLIAN: Yes, it is, Your Honor. It's
16	before the Honorable Erithe A. Smith for September 22nd.
17	THE COURT: Yeah, well, I'm the Honorable
18	Scott C. Clarkson.
19	MS. GALLIAN: Yes. Yes, sir. Yes, Your Honor.
20	Are you familiar with that she just settled that one one
21	matter?
22	THE COURT: And what did she hold?
23	MS. GALLIAN: She held that she would reconsider
24	my motion for reconsideration. The parties agreed to a
25	continuance of the August 22, 2022 matter, as long as I

Page 6

agreed to without prejudice dismiss my appeal pending in the BAPM District Court, which I was successful in doing.

THE COURT: You were successful in doing what?

MS. GALLIAN: In doing -- dismissing without prejudice the notice of appeal that I had pending, sir.

THE COURT: Right. And so what did Judge Smith hold that you're asking her to reconsider?

MS. GALLIAN: Judge Smith, what I believe she was unclear about was that the Orange County Tax Assessor does have my homeowner's exemption on file and it is not public record. They only post their -- I guess their book once a year and the documents that was unclear, it was taken off of the internet -- internet that the movant had included in his opposition.

And, as I said, that the -- it would appear to me that the experience that -- especially an experienced attorney, like the ones on the telephone and the experience of Mr. Hays, would have been to go to the Tax Assessor's Office and to verify whether the homeowner's exemption actually did exist and which it did. And instead, he went to the internet and pulled the document off there that did not have the correct information.

THE COURT: I see. Well, I thank you for explaining it the way you did because I understand your position.

2.2

	Page 7
1	Let me ask you a few more questions. Would that
2	be okay?
3	MS. GALLIAN: Of course, sir.
4	THE COURT: Okay.
5	MS. GALLIAN: I'm nervous.
6	THE COURT: Oh, don't be nervous. It's okay.
7	So do you own this mobile home?
8	MS. GALLIAN: Yes, I do.
9	THE COURT: Okay. How long have you owned the
10	home?
11	MS. GALLIAN: I purchased it myself November 1,
12	2018. I had sold my home across the street on October 31,
13	2018 and I used the proceeds to purchase this home.
14	THE COURT: Any idea do you remember how much
15	you paid for it?
16	MS. GALLIAN: Well, the contract was for
17	\$225,000.
18	THE COURT: And is that what you paid for it?
19	MS. GALLIAN: I paid 185.
20	THE COURT: Okay. All right. And you bought it
21	in 2018?
22	MS. GALLIAN: Yes, I did.
23	THE COURT: Okay. And you live in it now?
24	MS. GALLIAN: Yes, I do.
25	THE COURT: Okay. And you are the debtor in this

	Page
1	Chapter 7 case, correct?
2	MS. GALLIAN: Yes, sir.
3	THE COURT: Okay. Is there a note or and a
4	mortgage on that mobile home?
5	MS. GALLIAN: Well, if the Court would bear with
6	me, I could explain just a little bit.
7	THE COURT: Well, let me put it a different way.
8	Does anyone say that you owe them money for the purchase of
9	that mobile home?
10	MS. GALLIAN: Well, there is a secured UCC filing
11	and perfected face of a certificate of title that I entered
12	into by loaning an LLC that I owned solely a 30-year note
13	to pay it was the point, Your Honor, was I was trying
14	to pay myself back and not have anybody take advantage of
15	me, because I had signed that three-year lease on
16	November or excuse me September 11, 2018. I moved
17	out of the Alderport (phonetic) address because I was
18	attacked on the property and I was scared.
19	So I signed a three-year lease. I had sold the
20	property. After I signed the lease, I got a letter from
21	the purchaser's attorney that they backed out, but I was
22	already entered into this three-year lease. So I
23	eventually sold the property on October 31st
24	THE COURT: Which would be I'm sorry. You
25	sold the mobile home?

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9
    Page
1
              MS. GALLIAN: No, no, no. The --
2
              THE COURT: I'm just talking about the mobile
 3
   home.
              MS. GALLIAN: Well, I was just trying to explain
 4
5
   to you why there is a note on it.
 6
              THE COURT: Well, just tell me. Is there a note
7
   on it?
              MS. GALLIAN: Yes.
8
9
              THE COURT: Who do you owe the money to?
10
              MS. GALLIAN: My LLC.
              THE COURT: Your LLC.
11
12
              MS. GALLIAN: Right.
13
              THE COURT: Okay. What's the name of that LLC?
14
              MS. GALLIAN: The sole member is Jay Sandcastle,
   who is a member of JPad (phonetic), LL --
15
16
              THE COURT: Let's try it again. What's the name
    of the LLC?
17
18
              MS. GALLIAN: JPad, LLC.
19
              THE COURT: Okay. Thank you. And you are the
20
   member, the only member of that LLC?
21
              MS. GALLIAN: No, it's a managed member. It's a
22
   managed -- managed -- managed -- what do you call it,
23
   managed --
24
              THE COURT: Well, LLCs have different members.
25
             MS. GALLIAN: Correct.
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Page 10 1 THE COURT: There can be the managing member and 2 then there can be what we call the equity member where they 3 don't have anything to say about it unless they are designated as the managing member, but they have an 4 5 ownership interest in the LLC. 6 MS. GALLIAN: And that's how this was set up. 7 THE COURT: Okay. So now, are you a -- does 8 anyone besides you have any interest in that LLC? 9 MS. GALLIAN: Yes. THE COURT: Who? 10 MS. GALLIAN: Robert McClealand (phonetic) and 11 12 Ron Pierpont (phonetic). 13 THE COURT: And who are these gentlemen? 14 MS. GALLIAN: Robert McClealand has lived with me since 2014 and Ron Pierpont is my ex-husband since 2015. 15 THE COURT: Okay. And why do they have an 16 17 interest in your LLC? 18 MS. GALLIAN: We all lived together and that was 19 the whole point of having the note because we had the 20 three-year lease on the other property and this was going 21 to be -- this was -- had to -- well, unless I was able to 22 get out of a three-year lease, this had to be a rental 23 property and I wanted the gentlemen not to -- not to take 24 advantage of me because I had a free and clear home and I

wanted to use the rental income. I didn't have any income

	Page 11
1	at the time and I wanted that to put back into my $401(k)$ .
2	So I set up a 30-year note at five-and-a-half percent
3	interest.
4	THE COURT: Okay. The LLC.
5	MS. GALLIAN: Yes.
6	THE COURT: Okay. What did the LLC do to get
7	that note?
8	MS. GALLIAN: They
9	THE COURT: Did the LLC loan you money?
10	MS. GALLIAN: No, I loaned the LLC money.
11	THE COURT: So you loaned the LLC money and you
12	gave a note to the LLC?
13	MS. GALLIAN: Yeah, I purchased the home, but
14	then with the rest of the money I loaned the LLC money.
15	THE COURT: And what did the LLC money do with
16	the what did the LLC do with the money?
17	MS. GALLIAN: The point was, is that they were to
18	pay five-and-a-half percent interest, but the LLC has
19	incurred all of the attorney's fees for the last four years
20	and just repairs on the home.
21	THE COURT: Okay. Why was the LLC repairing the
22	mobile home? I thought that you owned it.
23	MS. GALLIAN: I do, but on the 16th, two-and-a-
24	half weeks after I purchased it, the Hauser Bros. filed a
25	writ of possession in the seller's name and then tried to

	Page 12
1	execute it against me, and I was removed from my home under
2	somebody else's name.
3	THE COURT: I'm talking about the mobile home.
4	MS. GALLIAN: Right. That's exactly
5	THE COURT: Sol you don't live in the mobile home
6	now?
7	MS. GALLIAN: No, I do live in the mobile home,
8	but
9	THE COURT: I thought you just said you were
10	removed from the mobile home.
11	MS. GALLIAN: I was unlawfully.
12	THE COURT: How did you get back into the mobile
13	home?
14	MS. GALLIAN: I intervened into the case the
15	the court that ent that let's see. The Hauser Bros.
16	v. Lisa Ryan case, I intervened in that case and explained
17	that I was the purchaser and in March 2019 March 6th, to
18	be exact, 2019 the Honorable Carmen Luege ordered
19	possession returned to me.
20	THE COURT: Okay. And what year was that?
21	MS. GALLIAN: 2019.
22	THE COURT: And so you moved back in?
23	MS. GALLIAN: Yes. I was only out in a hotel for
24	three days before I was able to intervene and that writ was
25	recalled and that's the the Judge told the parties,

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13
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1
    "Just go downstairs and set it for a hearing," and that was
    four years ago, Your Honor.
2
 3
              THE COURT: Have they ever had a hearing on it?
 4
              MS. GALLIAN: No.
 5
              THE COURT: No. Okay. All right.
              MS. GALLIAN: (Indiscernible)
 6
7
              THE COURT: Okay. So then you filed Chapter 7.
8
              MS. GALLIAN: Yeah, about two or three years
9
    later because the HOA had filed -- after I moved out and
    sold the property to Mr. Nichol --
10
              THE COURT:
                         What property?
11
12
              MS. GALLIAN: The Alderport property.
13
              THE COURT: Oh, I don't care about that.
14
              MS. GALLIAN: Okay.
              THE COURT: I'm talking about the mobile home.
15
16
              MS. GALLIAN: Correct.
17
              THE COURT: Why did you file bankruptcy?
18
              MS. GALLIAN: I was going to tell you. I'm sorry
19
    that -- so --
20
              THE COURT: Well, did you owe some money to
   someone?
21
22
              MS. GALLIAN: No.
23
              THE COURT: Okay. So why did you file
24
   bankruptcy?
25
              MS. GALLIAN: Because the HOA was attempting
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	Page 14
1	during COVID, a non-judicial foreclosure of the Alderport
2	house and filed. All of these documents say that I had
3	defaulted on my association and which I did not.
4	THE COURT: And what so did the Homeowners'
5	Association finally get paid?
6	MS. GALLIAN: They were trying to collect it from
7	Mr. Nichols, the bona fide purchaser.
8	THE COURT: Well, did I didn't ask you that.
9	MS. GALLIAN: Okay.
10	THE COURT: Did they get paid?
11	MS. GALLIAN: No, they have not.
12	THE COURT: Okay. Do they still believe you owe
13	money to them?
14	MS. GALLIAN: Yes.
15	THE COURT: Okay. All right. And so you were
16	living and what date was this case filed?
17	MS. GALLIAN: My Chapter 7?
18	THE COURT: Yes.
19	MS. GALLIAN: July 9, 2021.
20	THE COURT: Okay. Okay. So now apparently the
21	Trustee wants to sell your mobile home. Is that right?
22	MS. GALLIAN: That's the way I understand it.
23	THE COURT: Okay. And your opposition well,
24	what's in front of Judge Smith on the 22nd of September?
25	MS. GALLIAN: The motion to reconsider the

	Page
1	movant, interested parties, Hauser Bros.' objection to my
2	homeowner's exemption.
3	THE COURT: You mean your homestead.
4	MS. GALLIAN: Check my Schedule C, I guess.
5	THE COURT: Yeah. That's called homestead
6	exemption.
7	MS. GALLIAN: Okay. All right. Yeah, and like
8	before I filed bankruptcy I had filed a declared homestead.
9	THE COURT: Okay. So someone objected to your
10	homestead.
11	MS. GALLIAN: Yes.
12	THE COURT: And do you remember how much you were
13	asking for in your homestead?
14	MS. GALLIAN: \$600,000.
15	THE COURT: Okay. And how much is the unit
16	worth?
17	MS. GALLIAN: Well, that's what the whole problem
18	is, Your Honor. And honestly, because I discovered
19	documents that were okay, let me just take a breath for
20	a second. Okay. Because I'm
21	THE COURT: Take your time.
22	MS. GALLIAN: Okay.
23	THE COURT: We've got all the time in the world.
24	MS. GALLIAN: Okay. So, Your Honor, my home, the
25	townhome that I lived in and

	Page   Te
1	THE COURT: I'm not talking about it's a
2	simple question. The mobile home.
3	MS. GALLIAN: Yes, sir.
4	THE COURT: The one that the Trustee is trying to
5	sell.
6	MS. GALLIAN: Yes.
7	THE COURT: What do you what did you list the
8	value as?
9	MS. GALLIAN: \$235,000.
10	THE COURT: Okay. Do you have any reason to
11	believe that you didn't tell the truth when you said that?
12	MS. GALLIAN: Just because I'm not a lawyer and
13	because
14	THE COURT: Well, lawyers don't know anything.
15	MS. GALLIAN: Okay. Well
16	THE COURT: You're the owner. How much did
17	you
18	MS. GALLIAN: Well
19	THE COURT: tell the truth when you said it
20	was worth \$235,000?
21	MS. GALLIAN: I based that number, Your Honor, on
22	recorded 24 months of sales for this part.
23	THE COURT: So it was your best estimate?
24	MS. GALLIAN: Yes, sir.
25	THE COURT: Okay. Have you received any other

	Page 1
1	estimates in the last six months on what the mobile home is
2	worth?
3	MS. GALLIAN: I just I went to NADA, the
4	National Aid whatever NADA is.
5	THE COURT: That's the that's the Kelly Blue
6	Book for mobile homes.
7	MS. GALLIAN: Yeah, and I went to that and it was
8	a little bit less.
9	THE COURT: So let's just say for the discussion
10	today that it's worth
11	MS. GALLIAN: Yes, sir.
12	THE COURT: \$235,000.
13	MS. GALLIAN: Yes, sir.
14	THE COURT: Okay. So \$235,000 is what you say
15	the value is and you say that you also have a secured note
16	on it that is that secures is secured by UCC to your
17	own LLC, correct?
18	MS. GALLIAN: Kind of. It's perfected on the
19	face of the certificate of title as of 1/14/2019.
20	THE COURT: Okay. What did Judge Smith earlier
21	rule that she is now reconsidering?
22	MS. GALLIAN: I had on February 25, 2021 the
23	LLC, after a mandatory settlement conference with Hauser
24	Bros., they would not issue a lease to a company. So I had
25	the LLC release signature on the back of the certificate of

	Page 18
1	title on 2/25/21 back to J. McGallian (phonetic). That was
2	all during COVID.
3	Eventually, the certificate of title was issued
4	to J. McGallian (phonetic) and it was dated 2/25/21,
5	perfected 2/25/21 and that's the same exact date that the
6	Orange County Tax Assessor pulled from ACB as well.
7	THE COURT: And then you showed Judge Smith some
8	more evidence and she said, well, let me have a hearing on
9	the 22nd and I'll reconsider.
10	MS. GALLIAN: Yes, ma'am yes, sir.
11	THE COURT: Okay. So it took me a little bit,
12	but I caught up.
13	MS. GALLIAN: I'm sorry.
14	THE COURT: No. You
15	MS. GALLIAN: Okay.
16	THE COURT: did fine. Now let's go back to
17	Mr. De Leest and see if he can catch up.
18	MR. DE LEEST: Absolutely, Your Honor.
19	THE COURT: Mr. De Leest, you want the Trustee to
20	hire a broker to sell the mobile home, correct?
21	MR. DE LEEST: That's correct, Your Honor.
22	THE COURT: Okay. If the mobile home doesn't get
23	sold will the broker get any money?
24	MR. DE LEEST: It will not.
25	THE COURT: If the broke if the homestead

	Page 19
1	exemption is valid and it sells for \$300,000 and there's
2	no and there's absolutely no deed of trust or UCC or any
3	secured security encumbering the mobile home, will the
4	debtor get a homestead exemption?
5	MR. DE LEEST: Your Honor, under your
6	hypothetical, the Trustee wouldn't sell the property if the
7	homestead exemption was upheld.
8	THE COURT: Exactly. Okay. Now, does it cost
9	anything to today to employ a real estate broker?
10	MR. DE LEEST: No, Your Honor.
11	THE COURT: Right. And what will the real estate
12	broker do in the next so two months?
13	MR. DE LEEST: Your Honor, stand I mean,
14	Mr. Bingham is also on the line, but the standard generally
15	speaking is they go out, they take pictures, you list the
16	property on the MLS or the equivalent for a mobile home,
17	standard stuff, and we may have a showing or two and we can
18	explore what the value is.
19	THE COURT: Oh, you want to you want to market
20	it to explore the value?
21	MR. DE LEEST: Well, to market it to sell it, but
22	your the idea is that you're going to market it and it
23	will be the general marketing things that Mr. Bingham would
24	do to sell the property.
25	THE COURT: Okay. So one thing. Assume that

	Page 20
1	there is a well, have you examined the note and security
2	interest on this property?
3	MR. DE LEEST: Your Honor, we have we have
4	we have looked I don't have the documents from the
5	debtor. I will say that, so I have not
6	THE COURT: Well let me ask Mr. Golden.
7	Mr. Golden, are you the Trustee in this case?
8	MR. GOLDEN: Yes, Your Honor.
9	THE COURT: Did you ask your counsel to file a
10	motion to employ the real estate broker?
11	MR. GOLDEN: Yes, Your Honor.
12	THE COURT: Did you examine the asset having the
13	real estate broker try to sell and its encumbrances and
14	any homestead chances before you asked your counsel to
15	bring this motion?
16	MR. GOLDEN: Yes, Your Honor. It complicates
17	(phonetic) with them but yes, Your Honor.
18	THE COURT: Perfect. What did you find out about
19	the note and the UCC for the security interest?
20	MR. GOLDEN: Your Honor, I Your Honor, we
21	don't know that that UCC is necessarily I mean, kind of
22	security interests are necessarily going to be valid from
23	what we found legally according to based on
24	conversations I had with my counsel.

THE COURT: How are you intending on eliminating

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21
    Page
1
    that document, that lien?
2
              MR. GOLDEN: Your Honor --
 3
              MR. DE LEEST: Not to interrupt and I
   apologize --
 4
 5
              (Voices simultaneously.)
              THE COURT: Excuse me. Who's interrupting and
 6
7
   apologizing?
8
              MR. DE LEEST: Oh, I -- it's Mr. De Leest.
 9
              THE COURT: We don't interrupt here, Mr. De
10
   Leest.
              MR. GOLDEN: Yeah. Your Honor, I was still in
11
12
    discussions with Atlas' (phonetic) counsel, Your Honor, in
13
    terms of the deposits and we're still trying to --
14
              THE COURT: Well, I'm -- Mr. Golden, I'm going to
    find out what you did as Trustee in this case.
15
16
              MR. GOLDEN: Yes, Your Honor.
17
              THE COURT: I want to know, did you do any
18
    analysis of the legitimacy of the note and UCC security
19
    interest that the debtor has now told me about.
              MR. GOLDEN: Yes, Your Honor.
20
21
              THE COURT: What did you find out?
22
              MR. GOLDEN: We looked at it, Your Honor, and
23
    what we determined is we believe that it's likely to be
    avoidable, Your Honor.
24
25
              THE COURT: Okay. That's fine. You think it's
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Page 22

avoidable. What do you intend to do to avoid it?

MR. GOLDEN: In the event, Your Honor, that we can't resolve it consensually in some way through some settlement or otherwise, we would sell it free and clear and file an appropriate action to -- would seek to sell it free and clear. Excuse me. And we'd file an action -- I guess more directly to Your Honor's question, sorry -- is we would file an action to avoid it, Your Honor.

THE COURT: So you would sell it and sell the debtor's home and throw her out of the house and then decide whether or not you have to give her back the money. Is that your plan?

MR. GOLDEN: No, Your Honor.

THE COURT: Well, Mr. Golden, you've just told me that you're intending on some -- you want the real estate broker to be retained and approved. You want the real estate broker to go out and get a price. Let's hypothetically say that the real estate broker got \$300,000 -- an offer for 300,000. You'd be back here trying to sell the property free and clear. That's what you just told me, correct?

MR. GOLDEN: Yes, Your Honor.

THE COURT: So then you would expect me to approve that sale and you would put -- and you would do two things. One, you would put the money into your trust

23 Page 1 account holding it, right, because there's still a dispute 2 on a lien, correct? 3 MR. GOLDEN: Yes, Your Honor. THE COURT: And then you would tell Ms. Gillian 4 5 to get out of the house. 6 MR. GOLDEN: Yes, yes. 7 THE COURT: Well, let me ask you this. Do you 8 think a buyer would want her out of the house? 9 MR. GOLDEN: Yes, Your Honor. 10 THE COURT: Okay. So you would then say, I need to -- Judge Clarkson, I want you to hold Ms. Gillian in 11 12 contempt if she doesn't turn the house over to us and leave or call the Marshals on her. In the meantime, you're 13 14 sitting here with \$300,000 hypothetically in your trust account waiting to decide two things: (1) is there a 15 16 perfected secured valid lien on the property where they're 17 intending on getting the money and (2) whether she has a 18 homestead right. 19 MR. GOLDEN: Yes, Your Honor. I think I 20 contemplated in the motion to sell that prior to that we'd 21 have filed an appropriate proceeding and would have to show 2.2 Your Honor, I believe, with Your Honor showing -- the Court 23 feeling comfortable and, in fact, that the lien wasn't of 24 such dispute that it would be avoidable. We own -- I mean,

we also believe based upon the analysis that I have with my

	Page 24
1	counsel, Your Honor, that we have the ownership rights in
2	the LLC from the information that we have as well.
3	THE COURT: You very well may, Mr. Golden. You
4	very well may. I think this I think that you're being
5	premature in soliciting the buyers on something that you
6	don't know that you even have a right to yet.
7	And Mr. De Leest, do you understand now my
8	tentative?
9	MR. DE LEEST: I do, Your Honor.
10	THE COURT: Thank you.
11	So that's my problem, Mr. Golden, that you're
12	going to displace a person as maybe litigious as she is and
13	maybe she did do self-dealing on the LLC note, you know.
14	It sounds fishy to me, but the fact is that I don't have
15	any evidence of that. And what you're planning on doing is
16	telling Mr. Bingham
17	Mr. Bingham, are you there?
18	MR. BINGHAM: Yes, I am, Your Honor.
19	THE COURT: Mr. Bingham, you're the proposed
20	broker, right?
21	MR. BINGHAM: Correct.
22	THE COURT: Your goal is to go out and sell this
23	as fast as you can to get your commission, right?
24	MR. BINGHAM: That's correct.
25	THE COURT: Yeah. Okay. So you're asking

Page

1	Mr. Bingham to get out there as fast as you can, take
2	photographs and would show, sell it, and put the and
3	then put the money into your trust account and displace the
4	debtor and wait to determine whether or not the money
5	should go (1) to a lienholder or (2) to a homestead right
6	or (3) the creditors of this estate.
7	So let me ask the next question. Has the bar
8	date passed in this case?
9	MR. BINGHAM: I apologize, Your Honor, could you
LO	please repeat that, please?
L1	THE COURT: Has the bar date passed in this case?
L2	MR. BINGHAM: Oh, the claims bar date, Your
L3	Honor?
L4	THE COURT: Yes.
L5	MR. BINGHAM: I I believe it has, but I
L6	need I would need to double-check it. If I could have a
L7	minute, though.
L8	THE COURT: Oh, yes. And tell me how much the
L9	unsecured creditors are in this case.
20	While you're doing that, Mr. Goe, you represent a
21	secured creditor?
22	MR. GOE: Yes, Your Honor. Let me help with a
23	couple of things here. One, the bar date is October 25
24	THE COURT: Thank you.
25	MR. GOE: and second, my client has already

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Page 26

filed a proof of claim for -- I (indiscernible) \$500,000. We have multiple judgments against Ms. Gallian that were entered in prepetition.

Your Honor, I appreciate your comments and concerns and if I could just add a couple points, I don't think any of this has been lost on you. But keep in mind, my client was in the process of enforcing the judgment she'd obtained -- the HOA obtained against Ms. Gallian over many years of litigation. And this whole transaction is a sham.

She took money out of a condo that she owed, which we were in the process of enforcing collection on, and then bought a mobile home, put the mobile home into an LLC she controls, put liens on the LLC on the mobile home with an LLC that she controls, all in an effort to avoid paying my client, as well as Hauser Bros., who's the landlord.

So the fact that, you know, she's here today, you know, claiming, well, I've transferred the property back to myself, I mean, Judge Smith already saw through all of this and said you don't get a homestead exemption because you entered into some shenanigans, put the property into an LLC under longstanding case law. You can't claim a homestead exemption on property you don't own.

THE COURT: That's not true --

	Page 27
1	MR. GOE: Any time
2	THE COURT: That's not valid law.
3	MR. GOE: Oh, okay.
4	THE COURT: You know that's not valid law.
5	MR. GOE: Well
6	THE COURT: People don't have to own a piece of
7	property to have a homestead exemption in it.
8	MR. GOE: Okay.
9	THE COURT: You have to have an equitable
10	interest in it at least and you then have to have a
11	current you have to be residing in it and then an
12	intention to continue to reside in it.
13	MR. GOE: Well
14	THE COURT: So if she said that you don't own it
15	and, therefore, you don't get a homestead exemption, she's
16	simply incorrect about the law.
17	MR. GOE: Okay. Well, that's the Burn v.
18	Schaefer case and I guess we'll she'll take that up next
19	Thursday. Maybe the best thing to do is just put this
20	hearing over for a couple of weeks to see how Judge Smith
21	rules on the homestead exemption, but
22	THE COURT: That doesn't help me understand what
23	Mr. Golden is going to do about the lien.
24	MR. GOLDEN: Sorry, I'm here.
25	(Voices in background.)

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THE COURT: Is someone talking on this hearing or 2 is it -- is that overtalk?

MR. DE LEEST: Yes, overtalk behind me. I'm sorry, Your Honor.

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THE COURT: Okay. So Mr. Golden, I'm sorry, you were interrupted.

MR. GOLDEN: No worries, Your Honor. I do want to interrupt your colloquy with Mr. Goe.

Your Honor, although I'm not discussing with counsel, I'm not against waiting to (1) have a hearing in front of -- on the motion for reconsideration to determine whether or not the Court changes the ruling or not in connection with the exemption. And number two, to -- again, we can't resolve the matter otherwise consensually to bring the lien issue in front of the court and have that matter resolved as well, so we know what we're doing in terms of not doing it, you know, and carry on in terms of the sale first.

Ms. Gallian and I, I don't have a desire to displace her if I don't have to and she and I have talked throughout this case, Your Honor and I think got along fairly well. But I certainly don't want to, you know, run afoul of any process or chronology because the Court did point out something in the context of this employment application that leads the court is not briefed at a

Page 29

minimum, let alone resolve the issue of the lien and how that -- and how that would pan out. And I do understand the Court wants to understand what -- I'm sure what benefit, if you will, the estate would derive from proceeding on this path.

THE COURT: Well, don't get me wrong. I don't mind employing anybody as a real estate broker if -- as long as they're not going to be compensated for something that doesn't occur.

I don't mind Mr. Bingham and his agency being employed. What I do is mind getting ahead of ourselves and, again, I'm just simply trying to find out a few things, including what is your game plan to avoid the lien.

MR. GOLDEN: Understood, Your Honor, and I went out to talk to my client and more to tell (phonetic), but I think if we don't resolve it consensually, the game plan to avoid the lien would be to file an action in order to accomplish that. That's my definite understanding subject to me talking to my counsel and to -- and that may take some time. Again, if we don't have a resolution in the -- in the interim.

And we could start marketing the property, Your Honor, but to the point, too, is, you know, I want -- you know, if there's an issue about whether or not the sale is going to get approved for the reasons that we discussed,

Page 30

we'd want any prospective buyer to understand that -- that that would be a potential issue. And I also don't need to be more disruptive of Ms. Gallian necessarily either if we have things like that going on either.

So I want to try to proceed with trying to generate value for creditors, but also to try to be as --but I do understand the point the Court is making and I'm happy to proceed in that manner as well, Your Honor, although I've not yet spoken to counsel about that, but I am happy to do that, Your Honor.

THE COURT: Well, let me ask your counsel this question.

Under what circumstances do you believe someone would purchase this home with a lien dispute still pending in Bankruptcy Court?

MR. DE LEEST: Your Honor, I think it happens all the time. We sell free and clear of the disputed lien and we would proceed on that way -- title --

THE COURT: Well, let me put it a different way. How would a buyer -- how would a buyer take -- address the issue of this Court not acquiring Ms. Gillian to leave until and unless that lien issue has been resolved?

MR. DE LEEST: Well, Your Honor, I respectfully disagree that the debtor has no interest -- it's the estate's interest in the property that's compelling and I

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Page 31

think we're sort of conflating the issue of the lien and the possessory interest that Ms. Gallian has.

THE COURT: Well, what legal -- what action has been undertaken yet to determine this?

MR. DE LEEST: With respect to the lien?

THE COURT: No, with her interest.

MR. DE LEEST: There -- it's property of the estate, Your Honor.

THE COURT: Well, then how -- well, how does it become property of the estate if she doesn't own it?

MR. DE LEEST: It's a very fine point that just Judge Smith -- that Judge Smith dealt with and it's not before Your Honor and it, in fact, will be addressed once again on the 22nd, I believe.

But the issue here is in one of two ways the property can be sold by the Trustee. One is the Trustee owns the 100 percent interest in this LLC that owned the property on the petition date and we would seek a part of our sale motion to -- in that process to exercise our right under the LLC to either transfer to the Trustee or to sell it.

THE COURT: So you would collapse the -- you would collapse the UCC security interest into your own -- the estate's ownership?

MR. DE LEEST: And with respect to the lien, it's

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1	the same thing. We believe the estate owns 100 percent
2	interest in that LLC. The debtor stated our schedule
3	multiple times in her most recent schedules that it
4	she's both the manager and the owner 100 percent owner
5	of that LLC that holds the lien on the property.
6	THE COURT: Well, she also said that there are
7	other owners of that LLC in this discussion today.
8	MR. DE LEEST: She has said that, but that's not
9	what her schedules currently say.
10	THE COURT: Right. Well, I'm going to deny this
11	without prejudice and let you guys sort this out in an
12	orderly fashion. You know, once once you have you
13	know, I know that well, I won't say it.
14	Sort this out and come back to me. This motion
15	is denied without prejudice. Thank you.
16	ATTORNEYS: Thank you, Your Honor.
17	(End at 11:38 a.m.)
18	* * * * *
19	I certify that the foregoing is a correct
20	transcript from the electronic sound recording of the
21	proceedings in the above-entitled matter.
22	
23	Rith Ann Hager
24	Date: 12/3/2024
25	RUTH ANN HAGER, C.E.T.**D-641

# United States Bankruptcy Court Central District of California Santa Ana Scott Clarkson, Presiding Courtroom 5C Calendar

Tuesday, September 13, 2022

Hearing Room

**5**C

11:00 AM

8:21-11710 Jamie Lynn Gallian

Chapter 7

#12.00

Hearing RE: Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. Sections 327 And 328 (Motion filed 7/28/2022) (Set per Amended Notice of Hearing filed 8/22/2022)

Docket 162

## **Tentative Ruling:**

Tentative for 9/13/22:

The Court would like to hear from the parties regarding this analysis:

If the broker fails to sell the Property (because no one will buy it or it cannot be sold under § 363), the broker will not receive compensation from the Estate. Further, it appears that the broker is not being employed to sell the non-real property "interest" of the Debtor, but only the real estate. If employment is granted, it will not be determinative of whether the real property may be sold under § 363, but only that if it can be (and is) sold, the broker may be compensated.

Virtual appearances required. The courtroom will be locked; parties will not be permitted to appear in the courtroom. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities.

Participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: https://cacb.zoomgov.com/j/1613937735

Meeting ID: 161 393 7735

# United States Bankruptcy Court Central District of California Santa Ana Scott Clarkson, Presiding Courtroom 5C Calendar

Tuesday, September 13, 2022

**Hearing Room** 

**5**C

11:00 AM

CONT... Jamie Lynn Gallian

Chapter 7

Password: 918252

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the following audio conference information:

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 161 393 7735

Password: 918252

For further details, please consult the instructions on the Court's website https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson.

Please note that default matters may be called prior to the videoconference, so there may be a slight delay to the official start time of the videoconference hearing.

As noted in the Court's Zoom Video Hearing Guide, located at https://www.cacb.uscourts.gov/node/7890, all persons are strictly prohibited from making any recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.

#### **Party Information**

#### **Debtor(s):**

Jamie Lynn Gallian

Pro Se

# United States Bankruptcy Court Central District of California Santa Ana Scott Clarkson, Presiding Courtroom 5C Calendar

Tuesday, September 13, 2022

**Hearing Room** 

**5**C

11:00 AM

**CONT...** Jamie Lynn Gallian

Chapter 7

**Movant(s):** 

Jeffrey I Golden (TR) Represented By

Aaron E DE Leest Eric P Israel

**Trustee(s):** 

Jeffrey I Golden (TR)

Represented By

Aaron E DE Leest Eric P Israel

# STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGISTRATION CARD

	Manufactured Home					Decal No: LBM1081			
Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name Model CUSTOM VILLA		DOM 05/29/2014		DFS 07/28/2014		Y	Exp. Date	
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	SPC	SCC 30	Exempt	Use SFD	Type
						1	sued 10, 2014	Total	Fees Paid \$91.00

#### Addressee

LISA T RYAN 16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649

# Registered Owner(s)

LISA T RYAN 16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649

#### Situs Address

16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649

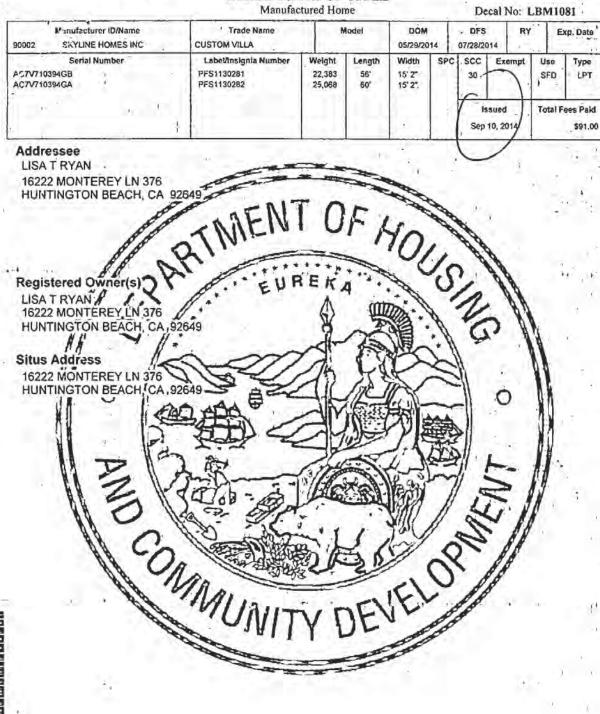
IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 8169431

09102014 - 243

# STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE



IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 8169431

NOV 1 6 2018

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EXHIBIT 24, PAGE 434 000234

	the star and the day of the control of the star and the control of the star and the	18.
California Health and Safety Code (HSC) Sections 18029.6 and 18031.7 required used multifamily manufactured homes: 1) be equipped with an operable heater appliances be seismically braced, anchored, or strapped pursuant to extitle stating that these requirements have been met.	e smoke detector in each room designed for sleeping, and	2) all fuel-gas-burning water
I/We further agree to indemnify and save harmless the Director of the State purchasers of said unit, for any loss they may suffer resulting from registration same. I/We certify under penalty of perjury under the laws of the State of Cali Executed on 1/1/2018 at HUNTINGTON BO	of the unit in California or from issuance of a California C	
Date 17 Date City	State	
Transition of the same of the	LISA T RYAN	
Section B DELEACING SIGNATURES	Printed Name	31
SECTION B RELEASING SIGNATURES		
In. Releasing Signature of Registers Owner	Date of Release	11/1/2018
	Decision and	
1b. Releasing Signature of Registered Owner	Date of Release	
2. Releasing Signature of Registered Owner  Legal Owner of Record Industry sign and check appropriate box	Release Retain • 🗆	Assign Interest
SECTION C - NEW OWNER INFORMATION		
	NER - Please Print or Type Clearly	
1 C 10 - 11 D	RER - Flease Frint or Type Clearly,	
3a. Jan Castle Co. LLC	3c	
New Registered Owners Name	New Registered Owners Name	
3b. a	3d	
New Registered Owners Name	New Registered Owners Name	
	title, please check the appropriate Co-owner term box.  mmon OR *D Trust/Trustee(s)	.co.
D Toursels Community D On the D	(* If this box is checked Complete HCD 476	A Action Advantage
☐ Tenants In Common AND ☐ Community Pro	operty Community Property with Righ	of Survivorship
16222 Monterry Ln # 376	Huntmaton Beach	n (14 92649
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6 1. 025,000+ 175,000 11-	1-18	Zip Code
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New Legal Owners Name	New Legal Owners Name	
Joint Tenants with Right of Survivorship	e, please check the appropriate Co-owner term box below.  minton OR ** Trust/Trustee(s) (* If this box is checked-Complete HCD 476	5.6B)
☐ Tenants In Common AND ☐ Community Pr	operty   Community Property with Right	nt of Survivorship
9,		
Mailing Address of New Legal Owner	City/State	Zip Code
	DER - Please Print or Type Clearly	27 - 227
447		
10a	10b	
New Junior Lienholder Name	New Junior Lienholder Name	
11.		
Mailing Address of New Junior Lienholder	City/State	Zip Code
SECTION D - RELEASE OF DEALERS		
12		
Signature of Selling Dealer	Print Dealers Name and Dealer Number	

From: Cruz, Sylvia@HCD Sylvia.Cruz@hcd.ca.gov @

Subject: Title Search - LBM1081 Date: January 18, 2019 at 8:17 AM To: Jamie Gallian jamiegallian@gmail.com



Hello Ms. Gallian,

Here is the transfer information you can use to show the unit has been transferred until the original Title goes out from our Sacramento District Office.

# Sylvia

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES, AND HOUSING

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF CODES AND STANDARDS



#### Title Search

Date Printed: Jan 18, 2019

LBM1081 Decal #: Use Code: SFD Manufacturer: Original Price Code: SKYLINE HOMES INC BVH

Tradename: CUSTOM VILLA Rating Year:

Tax Type: Model: LPT

Manufactured Date: 05/29/2014 Last ILT Amount: Registration Exp: Date ILT Fees Paid:

First Sold On: 07/28/2014 ILT Exemption: NONE

Serial Number HUD Label / Insignia Width Length AC7V710394GA PFS1130282 60' 15' 2" AC7V710394GB PFS1130281 15' 2" 56"

Registered Owner:

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Last Title Date: 09/10/2014 Last Reg Card: Pending Reg Card

Sale/Transfer Info: Price \$175,000.00 Transferred on 11/01/2018

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

\*\*\*END OF TITLE SEARCH\*\*\*

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES, AND HOUSING **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS** 

GAVIN NEWSOM, Governor

#### Title Search

Date Printed: Jan 18, 2019

Decal #:

LBM1081

07/28/2014

Use Code:

SFD

Manufacturer:

SKYLINE HOMES INC

Original Price Code:

**BVH** 

Tradename:

**CUSTOM VILLA** 

Rating Year:

LPT

Model:

Tax Type:

Manufactured Date: 05/29/2014

Last ILT Amount:

Date ILT Fees Paid:

Registration Exp: First Sold On:

ILT Exemption:

NONE

Serial Number

HUD Label / Insignia

Length

Width

AC7V710394GA AC7V710394GB PFS1130282

60° 56'

15' 2" 15' 2"

Registered Owner:

J-SANDCASTLE CO LLC

PFS1130281

16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Last Title Date:

09/10/2014

Last Reg Card:

Pending Reg Card

Sale/Transfer Info:

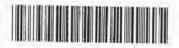
Price \$175,000.00 Transferred on 11/01/2018

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

\*\*\*END OF TITLE SEARCH\*\*\*



DTN: 10670236

Decal: LBM1081

Unit ID: 252606085

Trans Type: R/O Transfer - Private Sale

Trans Date: 11/16/2018

Trade Name: CUSTOM VILLA

Serial #: AC7V710394GA, AC7V710394GB

Insignia # PFS1130281, PFS1130282

Status Date: 01/18/2019 User Name: CRUZ, SYLVIA

## STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT **CERTIFICATE OF TITLE**

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Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	#a	<b>DOM</b> 05/29/2014	DFS 07/28/2014	RY
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	· · · · · · · · · · · · · · · · · · ·
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Jan 19, 2019	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"	i	
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#### Addressee

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 -**HUNTINGTON BEACH, CA 92649** 

### Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 **HUNTINGTON BEACH, CA 92649** 

#### Situs Address

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

#### **IMPORTANT**

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DTN: 10670236

# STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	<b>DO</b> 05/2	M 29/2014	<b>DFS</b> 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Jan 19, 2019		

#### Addressee

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649



#### Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

#### Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

#### ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE UNIT DESCRIBED ABOVE. PLEASE KEEP THIS CARD IN A SAFE PLACE WITHIN THE UNIT.

#### INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE DATE INDICATED ABOVE IN THE BOX LABELED "Exp. Date". THERE ARE SUBSTANTIAL PENALTIES FOR DELINQUENCY. IF YOU DO NOT RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS PRIOR TO THE EXPIRATION DATE, CONTACT H.C.D. FOR RENEWAL INSTRUCTIONS.

#### **IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 10670236

01192019 - 1

# STATE OF CALIFORNIA BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM



# STATEMENT TO ENCUMBER

SECTION I.	DESCRIPTION OF U	NIT			
This unit is a (chec	k one):	-			
The Decal (License	e, Mobilehome, Multifamily Man e) Number(s) is:	1081	rcial Modular Truck Can	per Floating	g Home
The Trade Name is	SE SKYLINE HOMES	CUSTOM VILLA			
	(s) is: <u>AC7V710394G</u>				<del>.</del>
SECTION II.	LEGAL OWNER INF	ORMATION			
favor of:	legal owner interest in	,	nit to encumber the titl	e (record a li	en) in
	Ronald J. Pi	(Name of New Legal Owner)	rember J	raa.Ll	
	MONTEREY LN. #376 ddress or P.O. Box		i, CA 92649	State	Zip
SECTION III.	CERTIFICATION				
I/We certify under correct.	penalty of perjury unde	r the laws of the State	of California that the	foregoing is t	true and
Executed on8/2	0/2020 at	HUNTINGTON BEAC	CH, CALIFORNIA		
	Date	City	. State		
Signature of each	registered owner:	Printed :	name of each registere	ed owner:	
Janux	Miller, Mil	J-SANDCAS	STLE CO LLC JAMIE	L.GALLIAN,	MEMBER
				To the second	Nederlands memoranisms
	MONTEREY LN #376		-1, CA 92649 State	71.	
Sugal Mo	11000 UI F. U. QUX	. City	State	Zip	

HCD 484.7 (Rev. 11/14)

# **ACKNOWLEDGMENT**

A notary public or other officer completing this
certificate verifies only the identity of the individual
who signed the document to which this certificate is
attached, and not the truthfulness, accuracy, or
validity of that document.

certificate verifies only who signed the docum attached, and not the to validity of that docume	ent to which this certificulth ruthfulness, accuracy, nt.	cate is
State of California County of ORAN	IGE	)
On AUG,28,2020	before me.	ALEX MAJDPOUR NOTARY PUBLIC
	THE PERSON NAMED OF T	(insert name and title of the officer)
subscribed to the within his/her/their authorized operson(s), or the entity u	e basis of satisfactory e instrument and acknow apacity(les), and that to pon behalf of which the OF PERJURY under	evidence to be the person(s) whose name(s) is/are vidence to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the person(s) acted, executed the instrument.  The laws of the State of California that the foregoing
WITNESS my hand and	official seal.	ALEX MAJIFOUR  Notacy Further Cathernia  Grange County  Commission # 21/2005  To Commission # 27/2004
Signature /////	·	_ (Seal)

# STATE OF CALIFORNIA BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM



# **STATEMENT OF FACTS**

This unit is a: Manufactured F	Home / Mobilehome	cial Modular   Floating Hom	e 🔲 Truck Camper
Decal (License) No.(s):	Trade Name:	Serial No.(s):	
LBM (081			
I/We, the undersigned, hereby	y state:		
The original paper	rwork to add legal of	wher was lost in	the .
mail. Customer sent	photocopies of the a	pplication Repress	entative
for J-Savideastle Cow	C, Jamie Gallian st	ates the Legal own	er is
Joint Ronald J. Pierpo	and I had LLC at H	La same address: 1622	z Manterey In # 3 wyfon Brael C4 92
I/We further agree to indemn Community Development, Sta they may suffer resulting from of a California Certificate of Ti	ate of California, and subseq registration of the above-des	uent purchasers of said ur	nit, for any loss
I/We certify under penalty of p	perjury that the foregoing is tru	ue and correct.	
1 1.			
Executed on	at Saeva	mento,	CA State
Date	City		(*A State
Executed on <u>02/22/202</u> Date  Signature(s):  Rune Ganlin	c <sub>ity</sub>	name(s):	State
Date	c <sub>ity</sub>		State
Date Signature(s):	c <sub>ity</sub>	name(s):	State
Date Signature(s):	c <sub>ity</sub>	name(s):	State

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 245 of 648

DTN:

12153896

Decal:

LBM1081

Unit ID:

252606085

Trans Type:

L/O Assignment

Trans Date:

02/01/2021

Trade Name:

**CUSTOM VILLA** 

Serial #:

AC7V710394GA, AC7V710394GB

Insignia#

PFS1130281, PFS1130282

Status Date:

02/23/2021

User Name:

SHAH, KIRAN

# Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc ST E OF CALIFORNIA - DEPARTMENT OF THOUSENGE 24-COC 64-8MUNITY DEVELOPMENT REGISTRATION CARD

Manufactured Home

n 1	T 138/1/1/01
Hacale	I KIVITIKI
DCCai.	LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Mode	el	<b>DO</b> 05/2	<b>M</b> 29/2014	<b>DFS</b> 07/28/2014	RY	Exp. Date
Serial Number	Label/Insignia Number		Weight	Length	Width	Issued		
AC7V710394GB	PFS1130281		22,383	56'	15' 2"	Feb 24, 2021		
AC7V710394GA	PFS1130282		25,068	60'	15' 2"	}		
					İ	1		

#### Addressee

RONALD J PIERPONT 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649



#### Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

#### Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

#### Legal Owner(s)

RONALD J PIERPONT
JPAD LLC
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Lien Perfected On: 08/20/20 11:58:00

LEGAL OWNER COPY INFORMATION ONLY

#### **IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896

Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Name Document 10/23/3424 Protects 10/22/24 12:07:26 Desc Case 8:21-bk-11710-SC Case 8:21-bk-11710-SC Main Document Page 23 of 29

## STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	LLTP.ILLT
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Feb 24, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		
				1727		
	The state of the s	THE PARTY		Balance II	E Landing	
			13 3157			

#### Addressee

RONALD J PIERPONT 16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

#### Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 **HUNTINGTON BEACH, CA 92649** 

#### Situs Address

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

#### Legal Owner(s)

RONALD J PIERPONT JPAD LLC Tenants in Common Or 16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** Lien Perfected On:

08/20/20 11:58:00

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896 02242021 - 2

# Case 8:21-bk-11710-SC

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# SECTION A - SMOKE DETECTOR AND WATER HEATER SEISMIC BRACING CERTIFICATION

California Health and Safety Code (HSC) Sections 18029.6 and 18031.7 require that on the date of transfer of title all used manufactured homes, used mobilehomes, and used multifamily manufactured homes: 1) be equipped with an operable smoke detector in each room designed for sleeping, and 2) all fuel-gas-burning water heater appliances be seismically braced, anchored, or strapped pursuant to existing codes. A declaration may be signed within 45 days prior to the date of transfer of

title stating that these requirements have been met. I/We further agree to indemnify and save harmless the Director of the State of California, Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the unit in California or from issuance of a California Certificate of Title covering the same. I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Huntington Beach Signature ION B - RELEASING SIGNATURES Date of Release 2/25/2021 Date of Release \_ Releasing Signature of Registered Owner Release □ Retain \* Assign Interest (\* If Assign Interest is checked - Complete New Legal Owner Below) Legal Owner of Record (if any) sign and check appropriate box SECTION C - NEW OWNER INFORMATION REGISTERED OWNER - Please Print or Type Clearly New Registered Owners Name New Registered Owners Name J-SAMOCASTIC COLLC New Registered Owners Name New Registered Owners Name If more than one New Owner going onto title, please check the appropriate Co-owner term box. \* Trust/Trustee(s)

Trust/Trustee(s)

Trust/Complete HCD 476.6B) ☐ Tenants In Common OR Joint Tenants with Right of Survivorship Community Property with Right of Survivorship Community Property **Tenants In Common AND** Purchase Date or Transfer Date Purchase Price or check box Signature of New Registered Owners Signature of New Registered Owners Signature of New Registered Owners LEGAL OWNER - Please Print or Type Clearly New Legal Owners Name New Legal Owners Name If more than one New Lender going onto title, please check the appropriate Co-owner term box below. \* Trust/Trustee(s)
(\* If this box is checked-Complete HCD 476.6B) ☐ Joint Tenants with Right of Survivorship ☐ Tenants In Common OR ☐ Community Property with Right of Survivorship Community Property **Tenants In Common AND** Zip Code City/State Mailing Address of New Legal Owner JUNIOR LIENHOLDER - Please Print or Type Clearly 10a. New Junior Lienholder Name New Junior Lienholder Name Zip Code Mailing Address of New Junior Lienholder City/State SECTION D - RELEASE OF DEALERS Print Dealers Name and Dealer Number Signature of Selling Dealer

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California Health and Safety Code (HSC) Sections 18029.6 and 18031.7 require that on the date of transfer of title all used manufactured homes, used mobilehomes, and used multifamily manufactured homes: 1) be equipped with an operable smoke detector in each room designed for sleeping, and 2) all fuel-gas-burning water heater appliances be seismically braced, anchored, or strapped pursuant to existing codes. A declaration may be signed within 45 days prior to the date of transfer of title stating that these requirements have been met.

I/We further agree to indemnify and save harmless the Director of the State of California, Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the unit in California or from issuance of a California Certificate of Title covering the same. I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

ame. If we certify under penalty of perjury under the laws of the State of Californ xecuted on 2/25/2021 at Huntington Binc	that the foregoing is true and correct.	
City	State	
Signature Signature	SANO (AST/L COLLC Printed Name	
ECTION B - RELEASING SIGNATURES		
To Canalandela A 1 1 a Com Daniel	W. 300	2/0-/
Releasing Signature of Registered Owner	Date of Release	135/2021
Releasing Signature of Registered Owner	Date of Release	
Releasing Signature of Registered Owner	<b>M D D D D D D D D D D</b>	
Legal Owner of Record (if any) sign and check appropriate box	🕱 Release 🗆 Retain * 🗖 .  (* If Assign Interest is checked - Comp	Assign Interest
ECTION C - NEW OWNER INFORMATION		
NEW REGISTERED OWNE	R - Please Print or Type Clearly	
JAMIE I UNINI GALLIAN	2 36	•
New Registered Owners Name	New Registered Owners Name	
SHIVIDERSUIC (V FFC	3d	
New Registered Owners Name	New Registered Owners Name	
If more than one New Owner going onto title,	please check the appropriate Co-owner term box.	
Joint Tenants with Right of Survivorship	on OR * Trust/Trustee(s) (* If this box is checked-Complete HCD 476.6	3)
Tenants In Common AND   Community Prope	erty Community Property with Right	of Survivorship
16222 Monterey LA #376	Huntenston Beach Ch	226.10
Mailing Address of New Registered Owner	City/State	Zip Code
16222 Monterey In #376	Hustinath Beach ca	92/149
Actual Location Address of Unit	City/State	Zip Code
2/3	25/2021	1. The man
Purchase Price or check box if Gift-D	or Transfer Date Musym	Sellen. To me
Anuxum Vallar	7c.W/ ISANCICABLE	COLLC
Signature of New Registered Owners	Signature of New Registered Owners	
HANNERS COTTE - CHILLEN Y DULLEN P	on the Control of the	
Signature of New Registered Owners	Signature of New Registered Owners	
NEW LEGAL OWNER -	Please Print or Type Clearly	
JADIFFE	8b.	
New Legal Owners Name	New Legal Owners Name	
If more than one New Lender going onto title, ple  Joint Tenants with Right of Survivorship  Tenants In Comme	ease check the appropriate Co-owner term box below.  on OR *□ Trust/Trustee(s)	
·	(* If this box is checked-Complete HCD 476.6	
Tenants In Common AND	erty	of Survivorship
16222- MONTURY LA#376	Huntington Beach, CA	92649
Mailing Address of New Legal Owner	City/State	Zip Code
uêm Indiok cîruholdr	ER - Please Print or Type Clearly	
a	· 10b.	
New Junior Lienholder Name	New Junior Lienholder Name	
		•
Mailing Address of New Junior Lienholder	City/State	Zip Code
ECTION D – RELEASE OF DEALERS		
Signature of Selling Dealer	Print Dealers Name and Dealer Number	

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



PO Box 277820 Sacramento, CA 95827 1-800-952-8356 www.hcd.ca.gov

#### NOTICE OF SALE OR TRANSFER

ATTENTION	RETURN COMPLI	NOBILEHOME OR CO	MMERCIAL MODULAR.	AT THAT TIN	R YOUR MANUFACTURED ME COMPLETE, SIGN, AND MANGE OF OWNERSHIP. A N TO COMPLETE THE
SECTION I:	Enter the f		describes your unit: Decal/	License plate nu	mber(s), Serial(s) number, and
SECTION II:	B		f sale/transfer including the	month day and	vear
SECTION III:			dress of the new owner/buye		,
SECTION IV:		, city, and state indicatin			ed. SELLER(S) MUST SIGN and
SECTION I.	D	ESCRIPTION OF UNIT			
Decal Nu	ımber(s)	S	erial Number(s)		Trade Name
LBM1081		AC7V710394GA;	AC7V710394GA	SKYLII	NE CUSTOM VILLA
SECTION II.		SALE OR TRANSFER IN	FORMATION		
	ner named l	below, on 02/25/2021 Date of	Transfer , my/our ri		did sell, transfer and deliver to the rest in the unit described above.
Name:	W. A	AN AND J-SANDCA	wall is revenue		
Address: 16222 MO			3122, 00 220		
City:			State:		Zip Code:
HUNTING			CALIFORNIA		92649-0000
SECTION IV.			RELEASE OF SELLER(S)	common seri	
I/we have the all persons ar	right to sell ising prior to	it, and 3) I/we guaranted this date, and 4) the ur	e and will defend the title to t hit is free of all liens and enc	the unit against t umbrances.	the lawful owner(s) of the unit, and 2) the claims and demands of any and
I/We certify u	nder penalty	y of perjury under the law	vs of the State of California t	that the foregoing	j is true and correct.
Executed On	02/25/20	21 at HU	NTINGTON BEACH City	0 IC 5 924	, CALIFORNIA State
Signature of	Seller:	Jan Lepus	Seller, It	5 Mender.	
Signature of	Seller:				
Printed Name	e(s): J-SAN	NDCASTLE CO LLC			

HCD RT 476.8 (Rev. 03/21)

State of California
Department of Housing and Community Development
Division of Codes and Standards
Registration and Titling Program
P.O. Box 277820, Sacramento, CA 95827-7820
(800) 952-8356
www.hod.ca.gov



## MULTI-PURPOSE TRANSFER FORM

## PLEASE COMPLETE ONLY THE SECTIONS THAT APPLY AND SIGN BOTTOM OF FORM

		UNIT DESCRIPTION	
Decal (License) No.(s)	: LBM1081	Serial No.(s):	AC7V710394GA, AV7V710394GA
	SMOKE DETECTOR	AND CARBON MONOXIDE CER	RTIFICATION
above is equipped with	a properly working, open		or multifamily manufactured home described ce with California Health and Safety Code sidential Code Section R315.
		☑ YES □ NO	
	P	ARK PURCHASE FEE EXEMPT	ION
the registered owner	is exempt from payment of	nanufactured home/mobilehome of the \$5 Park Purchase Fund (PF tion, complete the following quest	that is located on private property owned by PF) fee (Health and Safety Code Section ions:
		anufactured home/mobilehome? d your manufactured home/mobile	
	DESI	GNATION OF CO-OWNER TERM	м.
		d Community Development to r	register our ownership interest in the unit
party passes title.  TENCOM AN transfer his or tenant in common. TENCOM OR may transfer fin common. TCOMPRO (Cand wife. The COMPRORS property in the interest passe full interest in twe further agree to	D (Tenants in Common her individual interest with mon is required to transfe (Tenants in Common will ownership interest in the signature of each tenantmunity Property): A signature of each spouse (Community Property e names of a husband as to the surviving spouse the unit or encumber the indemnify and save harmle	with the names joined by the thout the signature of the other tear full interest in the unit to a new retth the names joined by the wone unit to a new registered owner and in common is required to encurunit may be registered as common is required to encurunit may be registered as common is required to encurunit may be registered as common is required to transfer full interest with Right of Survivorship): And wife. At the death of one specified.	nunity property in the names of a husband of in the unit or encumber the title.  A unit may be registered as community property ature of each spouse is required to transfer fornia, Department of Housing and Community.
Development, and sub- unit in California, or from I/We certify under pena Executed on 02/25/2021	sequent purchasers of said n, issuance of a California Cality of perjury under the laws	unit, for any loss they may suffer receifficate of Title covering the same.  of the State of California that the for HUNTINGTONBEACH, CALIFORNIA  City	sulting from registration of the above described
Signature PHONE #: (714) 321-3449 HCD RT 476.6G Side 1 (Re	Aug.	Signature  E-MAIL ADDRESS: ja	miegallan@ gmail.com

Decal (License) No.(s): LBM1081	Serial No.(s); AC7V710394GA; AC7V710394GA
DECLARATION OF INS	ALLATION OF WATER HEATER SEISMIC BRACING
요시일 사용하는 경우 교육 보이는 경우로 가득하다면 보이 다양하는 경우를 가득하는 것이 되는 것이 되었다. 모양이 되어 가득하는데	burning water heater appliances in the manufactured home, mobile we are seismically braced, anchored, or strapped in accordance with 5 of Title 24 of the California Code of Regulations.  Yes No Electric water heater is installed per manufacturer's instructions.
SIGNATURE ON FRON	SIDE IS CERTIFICATION FOR THIS SECTION
REASON FOR USE TAX AND/O	R MOBILEHOME RECOVERY FUND FEE EXEMPTION
Check appropriate box(es):	
The above-described unit was a gift. All rights and valuable consideration.	nterest of ownership were transferred without exchange or money or othe
☑ The above-described unit has been acquired from:	J-SANDCASTLECO LLC, JAMIE LYNN GALLIAN, ITS MEMBER
	parents, spouse, grandparent(s), grandchild, child, brother(s)*, sister(s)
☐ The name of a CO-OWNER show relationship	is being  ADDED
☐ The above-described unit was received as the resu	t of an inheritance.
☐ Transfer of the above-described unit is being made	pursuant to a court order.
The transfer of the unit is being made to a revocal transfer does not result in any change in the bene	
transfer does not result in any change in the bene trust the property will revert wholly to the seller, a existing loan for which the tangible personal prope *NOTE: A sale between brother(s) or sister(s) is	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  subject to use tax unless both are minors. If minors, check here:
transfer does not result in any change in the bene trust the property will revert wholly to the seller, a existing loan for which the tangible personal prope *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trusty being transferred is the sole collateral for the assumed loan.  subject to use tax unless both are minors. If minors, check here:
transfer does not result in any change in the benefitrust the property will revert wholly to the seller, a existing loan for which the tangible personal proper *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM DE	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  subject to use tax unless both are minors. If minors, check here:
transfer does not result in any change in the bene trust the property will revert wholly to the seller, a existing loan for which the tangible personal proper *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM DE  I/We, the undersigned trustee(s), hereby state that the Trust is dated  In compliance with Section 18080.1(b) of the Californ	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  subject to use tax unless both are minors. If minors, check here:  T SIDE IS CERTIFICATION FOR THIS SECTION  SIGNATION OF TRUST
transfer does not result in any change in the bene trust the property will revert wholly to the seller, a existing loan for which the tangible personal proper *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM DE  I/We, the undersigned trustee(s), hereby state that the Trust is dated	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  subject to use tax unless both are minors. If minors, check here:  T SIDE IS CERTIFICATION FOR THIS SECTION  SIGNATION OF TRUST  unit described above has been placed into a trust. This Declaration of a Health and Safety Code, I/we as trustee(s) hereby request the unit described above the subject to the trust of the subject to
transfer does not result in any change in the bene trust the property will revert wholly to the seller, a existing loan for which the tangible personal proper *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM DE  I/We, the undersigned trustee(s), hereby state that the Trust is dated  In compliance with Section 18080.1(b) of the Californ above be registered as shown below. I/We acknowled unit will reflect the information as shown below.  Print Name of the Trust.  I/We as trustee(s) agree(s) to notify and make a appropriately amend the permanent registration and	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  Subject to use tax unless both are minors. If minors, check here:  T SIDE IS CERTIFICATION FOR THIS SECTION  SIGNATION OF TRUST  unit described above has been placed into a trust. This Declaration of a Health and Safety Code, I/we as trustee(s) hereby request the unit dege that the Department's permanent title record and the titling documents
transfer does not result in any change in the benefit trust the property will revert wholly to the seller, a existing loan for which the tangible personal proper *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM DE  I/We, the undersigned trustee(s), hereby state that the Trust is dated  In compliance with Section 18080.1(b) of the Californ above be registered as shown below. I/We acknowled unit will reflect the information as shown below.  Print Name of the Trust.  I/We as trustee(s) agree(s) to notify and make a appropriately amend the permanent registration and described herein by submitting this form along with all I/We as trustee(s) further agree(s) to indemnify and sale	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  Subject to use tax unless both are minors. If minors, check here:  T SIDE IS CERTIFICATION FOR THIS SECTION  SIGNATION OF TRUST  unit described above has been placed into a trust. This Declaration of a Health and Safety Code, I/we as trustee(s) hereby request the unit dege that the Department's permanent title record and the titling documents with the Department of Housing and Community Developr titling record immediately upon any change to the original trust agrippropriate documents, fees or any other needed items to the Department of Housing and Community for any loss they may suffer resulting from registration of the above described.
transfer does not result in any change in the benefit trust the property will revert wholly to the seller, a existing loan for which the tangible personal proper *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM DE  I/We, the undersigned trustee(s), hereby state that the Trust is dated  In compliance with Section 18080.1(b) of the Californ above be registered as shown below. I/We acknowled unit will reflect the information as shown below.  Print Name of the Trust.  I/We as trustee(s) agree(s) to notify and make a appropriately amend the permanent registration and described herein by submitting this form along with all I/We as trustee(s) further agree(s) to indemnify and sa Development, and subsequent purchasers of said unit unit in California and from Issuance of a California Cer	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  Subject to use tax unless both are minors. If minors, check here:  T SIDE IS CERTIFICATION FOR THIS SECTION  SIGNATION OF TRUST  unit described above has been placed into a trust. This Declaration of a Health and Safety Code, I/we as trustee(s) hereby request the unit dege that the Department's permanent title record and the titling documents with the Department of Housing and Community Developr titling record immediately upon any change to the original trust agrippropriate documents, fees or any other needed items to the Department of Housing and Community for any loss they may suffer resulting from registration of the above described.
transfer does not result in any change in the benefit trust the property will revert wholly to the seller, a existing loan for which the tangible personal proper.  *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM SIGNATURE ON SIGNATU	icial ownership of the property, (3) the trust provides that upon revocation (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  Subject to use tax unless both are minors. If minors, check here:  T SIDE IS CERTIFICATION FOR THIS SECTION  SIGNATION OF TRUST  Unit described above has been placed into a trust. This Declaration of the Health and Safety Code, I/we as trustee(s) hereby request the unit degree that the Department's permanent title record and the titling documents with the Department of Housing and Community Developer titling record immediately upon any change to the original trust agrippropriate documents, fees or any other needed items to the Department of Housing and Community for any loss they may suffer resulting from registration of the above descripticate of California that the foregoing is true and correct.
transfer does not result in any change in the benefit trust the property will revert wholly to the seller, a existing loan for which the tangible personal proper *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM SIGNATURE ON FROM SIGNATURE ON FROM IT IS A sale between brother(s) or sister(s) is SIGNATURE ON FROM SIGNATURE ON SIGNATURE ON SIGNATURE ON SIGNATURE ON SIGNATURE ON FROM SIGNATURE ON	icial ownership of the property, (3) the trust provides that upon revocation d (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  Subject to use tax unless both are minors. If minors, check here:  T SIDE IS CERTIFICATION FOR THIS SECTION  SIGNATION OF TRUST  Init described above has been placed into a trust. This Declaration of the Health and Safety Code, I/we as trustee(s) hereby request the unit degree that the Department's permanent title record and the titling documents.  This is how the name of the Trust will appear on title.  Pplication with the Department of Housing and Community Developr titling record immediately upon any change to the original trust agree propriate documents, fees or any other needed items to the Department of Housing and Community for any loss they may suffer resulting from registration of the above descrificate of Title covering the same.
transfer does not result in any change in the benefit trust the property will revert wholly to the seller, a existing loan for which the tangible personal proper.  *NOTE: A sale between brother(s) or sister(s) is SIGNATURE ON FROM SIGNATURE ON SIGNATU	icial ownership of the property, (3) the trust provides that upon revocation (4) the only consideration for the transfer is the assumption by the trust being transferred is the sole collateral for the assumed loan.  Subject to use tax unless both are minors. If minors, check here:  T SIDE IS CERTIFICATION FOR THIS SECTION  SIGNATION OF TRUST  Unit described above has been placed into a trust. This Declaration of the Health and Safety Code, I/we as trustee(s) hereby request the unit degree that the Department's permanent title record and the titling documents with the Department of Housing and Community Developer titling record immediately upon any change to the original trust agrippropriate documents, fees or any other needed items to the Department of Housing and Community for any loss they may suffer resulting from registration of the above descripticate of California that the foregoing is true and correct.

HCD RT 476.6G Side 2 (Rev. 08/20)

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Case 8:21-bk-11710-SC Main Document of Page 35 of 150

500 S. Main Street, First Floor, Suite 103 Orange, CA 92868-4512 or P. O. Box 628 Socument Gage 35

CLAUDE PARRISH COUNTY ASSESSOR Telephone: (714) 834-3821 FAX: (714) 834-2565 www.ocassessor.gov

ESTABLISHED 1889

July 21, 2022

Santa Ana, CA 92702-0628

OFFICE OF THE ASSESSOR

891-569-62 HX

GALLIAN, JAMIE LYNN 16222 MONTEREY LN, SPC 376 HUNTINGTON BEACH, CA 92649

SUBJECT: Assessor Parcel Number: 891-569-62

Property Address: 16222 MONTEREY LN, UNIT 376, HUNTINGTON BEACH

The Homeowners' Exemption on the above property has been active in Orange County as of 02-25-2021

Claimant Name: GALLIAN, JAMIE LYNN

If you have any questions, please call our office at (714) 834-3821.

Sincerely,

CLAUDE PARRISH County Assessor

By

**Exemptions Division** 

HERBERY CERTIFY MAI THIS IS A TRUE
AND CORRECT COPY OF A PERMANENT
RECORD OF THE ASSESSOR'S OFFICE.
ORANGE COUNTY, CALIFORNIA

EY ADDITIONS

BY ADDITIONS

OF THE ASSESSOR'S OFFICE.

SOSS TOF SI BW 5: 55

ORANGE COUNTY ASSESSOP

A002-994 (R 09/19)

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Case 8:21-bk-11710-SC Main 15 ocu Filed 07/28/22 2521 tefr 64807/26/22 16:39:25 Desc

Main Document Page 36 of 150

CLAUDE PARRISH, ORANGE COUNTY ASSESSOR

Full Parcel Report: Page 1 of 1

As of January 1st, 2022

Parcel No: 891-569-62

Tax Rate Area: 04-902

Property Type: MOBILE HOME

### Owner / Mailing Address

Assessee: GALLIAN, JAMIE LYNN

Address: 16222 MONTEREY LN, SPC, 376

City, State: HUNTINGTON BEACH, CA

Zip: 92649

Assessed Value			Exemptions	Dates	
Land:	0	Exe Type:	HOMEOWNER	Land BaseYear:	2021
Improvement:	0			Improvement Base Year:	2021
Personal Property:	86,339			Tax Lien Status:	
Other:	0				
Gross:	86,339				
Less Exemption:	7,000				
Net:	79,339				

oute motor

Reference Number: M2085154

**Additional Information** 

Legal Description: T MHP RANDRE MSP 376

HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF A PERMANENT
RECORD OF THE ASSESSOR'S OFFICE.

ORANGE COUNTY, CALIFORNIA

BY NO. OF THE COUNTY CALIFORNIA

2022 JUL 21 PM 2: 18

ORANGE COUNTY ASSESSOF H2ISBAG BOUA J3 Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 255 of 648



DTN:

12313525

Decal:

LBM1081

Unit ID:

252606085

Trans Type:

R/O Transfer - No Sale

Trans Date:

07/14/2021

Trade Name:

**CUSTOM VILLA** 

Serial #:

AC7V710394GA, AC7V710394GB

Insignia#

PFS1130281, PFS1130282

Status Date:

08/02/2021

User Name:

SHAH, KIRAN

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF CODES AND STANDARDS



### **Title Search**

Date Printed: Jul 27, 2021

Decal #:

LBM1081

Use Code:

SFD

Manufacturer:

SKYLINE HOMES INC

Original Price Code:

BVH

Tradename:

**CUSTOM VILLA** 

Rating Year:

Model:

200

Tax Type:

LPT

Manufactured Date: 05/29/2014

1

Last ILT Amount:

Registration Exp:

First Sold On:

07/28/2014

ILT Exemption:

Date ILT Fees Paid:

NONE

Serial Number

HUD Label / Insignia

Length

Width

AC7V710394GA AC7V710394GB

PFS1130282 PFS1130281 60' 56'

15' 2" 15' 2"

Record Conditions:

 An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Last Title Date:

02/24/2021

Last Reg Card:

Pending Reg Card

Sale/Transfer Info:

Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

Legal Owner:

JPAD LLC

RONALD J PIERPONT Tenants in Common Or

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Lien Perfected On:

02/25/21 10:11:00

Title Searches:

JANINE JASSO PO BOX 370161 EL PASO, TX 79937

Title File No:

LBM1081

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STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



### **LIEN SATISFIED**

	DESCRIPTION OF UNIT			
This unit is a:				
Manufacture	Home/Mobilehome Comr	nercial Modular 🔲 Floating H	ome 🔲	Truck Camper
The Decal (License	e) No.(s) of the unit is: LBM108	31		
The Trade Name o	of the unit is: CUSTOM VILLA			
Γhe Serial No.(s) α	of the unit is: AC7V710394GB/	AC7V710394GA		
SECTION II.	DEBTOR(S) NAME(S)			
Name of Debtor(s)	: J-SANDCASTLE CO, LLC			
SECTION III.	LIENHOLDER'S CERTIFICA	TION		
We certify under p	penalty of perjury that the forego	oing is true and correct.		
	e of Legal Owner or Jr. Lienhol NALD J. PIERPONT	der (Lender):		
J-PAD LLC or RO	-			
J-PAD LLC or RO	NALD J. PIERPONT		Date	7/9/2021
J-PAD LLC or RO Signature of Legal  Rondol J  Address1622	NALD J. PIERPONT  Owner, Jr. Lienholder (Lender)  Owner, Jr. Lienholder (Lender)  Owner, Jr. Lienholder (Lender)		Date` CA	7 <i>/9/2021</i> 92649
J-PAD LLC or RO Signature of Legal  Rondol J  Address1622	Owner, Jr. Lienholder (Lender	or their Authorized Agent:		. ,
J-PAD LLC or RO Signature of Legal  Rondol J  Address1622	NALD J. PIERPONT  Owner, Jr. Lienholder (Lender)  Owner, Jr. Lienholder (Lender)  Owner, Jr. Lienholder (Lender)	or their Authorized Agent:  HUNTINGTON BEACH,	CA	92649
J-PAD LLC or RO Signature of Legal  Rondol J  Address1622	NALD J. PIERPONT  Owner, Jr. Lienholder (Lender)  Owner, Jr. Lienholder (Lender)  Owner, Jr. Lienholder (Lender)	or their Authorized Agent:  HUNTINGTON BEACH,	CA	92649
J-PAD LLC or RO Signature of Legal  Rondol J  Address1622	NALD J. PIERPONT  Owner, Jr. Lienholder (Lender)  Owner, Jr. Lienholder (Lender)  Owner, Jr. Lienholder (Lender)	or their Authorized Agent:  HUNTINGTON BEACH,	CA	92649

# STATE OF CALIFORNIA BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM



### **STATEMENT OF FACTS**

This unit is a: Manufactured Hon	ne / Mobilehome 🔲 Commerci	al Modular
Decal (License) No.(s):	Trade Name:	Serial No.(s):
LBM 1081		
I/We, the undersigned, hereby s I spoke with Jamie Ga	tate: // war and She states	the unit should be registered  The lien has been satisfied
is Jamie Gallian as soi and there is no legal	owner at this time	the unit should be registand The lien has been satisfied . Jamie advised the county in Tax Clearance cirtificate.
nd was told them was	no new to nevise it	a my chame or ,
Community Development, State	of California, and subseque gistration of the above-description	ector of the Department of Housing and ent purchasers of said unit, for any loss cribed unit in California, or from issuance
I/We certify under penalty of per	ury that the foregoing is true	e and correct.
Executed on 7/28/21	_ atSacr	a mento, Ch State
Signature(s): Liuua U. Wou	Printed na	ame(s): MO'Loughlin, Trogram heh III
		·
Address		
City		State
HCD RT 476.6 (Rev. 07/16)		
100 KT 470.0 (Rev. 07/10)		•



### TAX CLEARANCE CERTIFICATE

inte	$\times$	Mobile Home

Floating	Home

### **COUNTY OF ORANGE**

	COECULISTIC AND ADDRESS OF THE PERSON OF THE
SERIAL NUMBER/HULL NUMBER	DECAL NUMBER/CF NUMBER
AC7V710394GA, AC7V710394GB	LBM1081
LOCATION OF HOME	ASSESSOR'S PARCEL NUMBER
16222 MONTEREY LN 376 HUNTINGTON BEACH	891-569-62
J-SANDCASTLE CO LLC 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	J-SANDCASTLE CO LLC & JAMIE L. GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649
hereby certify that the following has been paid:  Delinquent license fees  Property taxes applicable to the home identi  A security deposit for payment of the proper  No taxes due or payable at this time.	
There may be a supplemental assessment not covered	d by this "Tax Clearance Certificate" which may create an additional bill.
THIS CERTIFICATE IS VO	OID ON AND AFTER SEPTEMBER 7, 2021.
Executed on July 9, 2021 at Santa Ana. Treasurer-Tax Collector for Orange County, State of California	Transmission of the state of th
Issued on July 9, 2021	(Signature)
§2189.8, 5832 R & T Code	TDL 10-01 (7-87

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DTN:

12313525

Decal:

LBM1081

Unit ID:

252606085

Trans Type:

R/O Transfer - No Sale

Trans Date:

07/14/2021

Trade Name:

**CUSTOM VILLA** 

Serial #:

AC7V710394GA, AC7V710394GB

Insignia#

PFS1130281, PFS1130282

Status Date:

08/02/2021

User Name:

SHAH, KIRAN

# Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Case 8:21-bk-11710-SC Man bocurfield 10/22/6426 Integr 10/22/24 12:07:26

### STATE OF CALIFORNIA - DEPARTMENT OF UP TO USE TO STATE OF CALIFORNIA - DEPARTMENT OF UP TO USE TO STATE OF CALIFORNIA - DEPARTMENT OF UP TO USE TO US

### REGISTRATION CARD

Manufactured Home

Decal. Libivity	Decal: LE	8M1	081
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Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DO! 05/2	M 9/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Aug 03, 2021	)	

### Addressee

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 



### Registered Owner(s)

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

### Situs Address

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

#### \*\*\*\*\*\*\*\*\*\*\*\* ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE UNIT DESCRIBED ABOVE. PLEASE KEEP THIS CARD IN A SAFE PLACE WITHIN THE UNIT.

### INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE DATE INDICATED ABOVE IN THE BOX LABELED "Exp. Date". THERE ARE SUBSTANTIAL PENALTIES FOR DELINQUENCY. IF YOU DO NOT RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS PRIOR TO THE EXPIRATION DATE, CONTACT H.C.D. FOR RENEWAL INSTRUCTIONS.

### IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 1

### STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7Y710394GB AC7Y710394GÅ	Label/Insignia Number PFS\130281 PFS\130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	15shed Aug 03, 2021	

### Addressee

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

### Registered Owner(s)

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

### Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

> i hereby certify that this copy is a true and correct copy of the original document on tile with the Department of House & Community Development.

> > Signature

IMPORTANT
THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 2



DTN:

12339739

Decal:

LBM1081

Unit ID:

252606085

Trans Type:

L/O Addition

Trans Date:

08/10/2021

Trade Name:

**CUSTOM VILLA** 

Serial #:

AC7V710394GA, AC7V710394GB

Insignia#

PFS1130281, PFS1130282

Status Date:

08/11/2021

User Name:

CRUZ, SYLVIA

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

**GAVIN NEWSOM, Governor** 

### DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS



### **Title Search**

Date Printed: Aug 11, 2021

Decal #: Use Code: SFD

Manufacturer: SKYLINE HOMES INC Original Price Code: BVH

Tradename: CUSTOM VILLA Rating Year:

Model: Tax Type: LPT

Manufactured Date: 05/29/2014 Last ILT Amount:

Registration Exp: Date ILT Fees Paid:

First Sold On: 07/28/2014 ILT Exemption: NONE

 Serial Number
 HUD Label / Insignia
 Length
 Width

 AC7V710394GA
 PFS1130282
 60'
 15' 2"

 AC7V710394GB
 PFS1130281
 56'
 15' 2"

Registered Owner:

JAMIE LYNN GALLIAN

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

**Last Title Date:** 08/03/2021 **Last Reg Card:** 08/03/2021

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

Legal Owner:

J-PAD LLC 21742 ANZA AVE

TORRANCE, CA 90503

**Lien Perfected On:** 01/14/19 15:22:00

Title Searches:

JANINE JASSO PO BOX 370161 EL PASO, TX 79937

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376 HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

### Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc STATE OF CALIFORNIA - DEPARTMENT DOCUMENT DEVELOPMENT REGISTRATION CARD

Manufactured Home

	Dec	al: L	BM1081
	DFS 07/28/2014	RY	Exp. Date
h	Issued Aug 12, 202		

#### Manufacturer ID/Name Trade Name Model DOM 90002 SKYLINE HOMES INC CUSTOM VILLA 05/29/2014 Serial Number Label/Insignia Number Widt Weight Length AC7V710394GB PFS1130281 22,383 56 15' 2" AC7V710394GA PFS1130282 25,068 60 15' 2"

Addressee

J-PAD LLC 21742 ANZA AVE TORRANCE, CA 90503



Registered Owner(s)

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

Legal Owner(s)

J-PAD LLC 21742 ANZA AVE TORRANCE, CA 90503

Lien Perfected On: 01/14/19 15:22:00

LEGAL OWNER COPY INFORMATION ONLY

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12339739

08122021 - 1

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### STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE

Manufactured Home

Decal:	LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014 RY
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Aug 12, 2021
AC7V710394GA	PFS1130282	25,068	60'	15' 2"	
		it pellemen			
	THE STREET STREET, STR	Harris Harris Harris	ALC: YELLOW	I Charles I have been	el tripelli prelliggish.

### Addressee

J-PAD LLC 21742 ANZA AVE TORRANCE, CA 90503

### Registered Owner(s)

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

### Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

### Legal Owner(s)

J-PAD LLC 21742 ANZA AVE TORRANCE, CA 90503

Lien Perfected On:

01/14/19 15:22:00

**IMPORTANT** 

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

 STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS



### Title Search

Date Printed: Aug 8, 2024

Decal #:

LBM1081

Use Code:

SFD

Manufacturer:

SKYLINE HOMES INC - CLOSED

Original Price Code:

BVH

LPT

Tradename:

CUSTOM VILLA

Rating Year:

\_ \_

Model:

Tax Type:

D 11 1 P

Manufactured Date: 05/29/2014

Last ILT Amount: Date ILT Fees Paid:

Registration Exp:

First Sold On:

07/28/2014

ILT Exemption:

NONE

Serial Number

HUD Label / Insignia

Length

Width

AC7V710394GA AC7V710394GB

PFS1130282 PFS1130281 60' 56' 15' 2" 15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Last Title Date: Last Reg Card: 08/12/2021 08/12/2021

Sale/Transfer Info:

Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

Title Searches:

CHRIS HOUSER

16222 MONTEREY LN OFC

**HUNTINGTON BEACH, CA 92649** 

Title File No:

None

\*\*\*END OF TITLE SEARCH\*\*\*

## STATES CALIFORNIA DEPART

Model

Weight

22,383

25,068

Manufactured Home

Trade Name

PFS1130281

PFS1130282

**CUSTOM VILLA** 

Label/Insignia Number

			Dec	al: L	BM1081
	DO! 05/2	M 9/2014	DFS 07/28/2014	RY	Exp. Date
Len 56' 60'	gth	Width 15' 2" 15' 2"	Aug 09, 2024	1	

### Addressee

SKYLINE HOMES INC - CLOSEI

Manufacturer ID/Name

90002

Serial Number

AC7V710394GB

AC7V710394GA

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649



### Registered Owner(s)

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

### Situs Address

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

### \* ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE UNIT DESCRIBED ABOVE. PLEASE KEEP THIS CARD IN A SAFE PLACE WITHIN THE UNIT.

### INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE DATE INDICATED ABOVE IN THE BOX LABELED "Exp. Date". THERE ARE SUBSTANTIAL PENALTIES FOR DELINOUENCY. IF YOU DO NOT RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS PRIOR TO THE EXPIRATION DATE, CONTACT H.C.D. FOR RENEWAL INSTRUCTIONS. 

#### IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 13413446 08092024 - 1

000268

# STATE OF & ALTHORITA - SEP PRES

Manufactured Home

Model		DOM 05/29/2014	DFS 07/28/2014	RY	
Weight	Length	Width	Issued		
22,383	56'	15' 2"	Aug 09, 2024		
25,068	60'	15' 2"			

### Addressee

SKYLINE HOMES INC -

Manufacturer ID/Name

90002

Serial Number

AC7V710394GB

AC7V710394GA

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

Trade Name

PFS1130281

PFS1130282

**CUSTOM VILLA** 

Label/Insignia Number

### Registered Owner(s)

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

### Situs Address

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649** 

**IMPORTANT** 

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

08092024 - 900269 DTN: 13413446

Doc 536 Filed 01/25/25 Case 8:21-bk-11710-SC Entered 01/27/25 10:52:41 Page 270 of 648 Main Document Recording Requested by: J-SANDCASTLE CO LLC Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder JAMIE LYNN GALLIAN 16222 MONTEREY LANE #376 -**HUNTINGTON BEACH, CA 92649** 2021000443659 12:48 pm 07/09/21 18 414A D04 2 When recorded mail to: 0.00 0.00 0.00 0.00 3.00 0.00 0.000.0075.00 3.00 JAMIE LYNN GALLIAN 16222 MONTEREY LANE #376 **HUNTINGTON BEACH, CA 92649** SPACE ABOVE THIS LINE FOR RECORDER USE ONLY HOMESTEAD DECLARATION CCP §704.930 APN#: 891-569-62 Name(s) of Declared Homestead owners: JAMIE LYNN GALLIAN do hereby claim a Declared Homestead in the following real property located in: the City of HUNTINGTON BEACH, CA County of **ORANGE** State of California, more commonly known as: 16222 MONTEREY LANE SPACE 376 HUNTINGTON BEACH, CA 92649 (Insert Common Street Address Above) and more particularly described as follows 2014 SKYLINE CUSTOM VILLA DECAL NO. LBM1081 SERIAL NO. AC7V710394GB; AC7V710394GA; LOCATED ON LOT 376 ON APN 178-011-16, TRACT 10542, UNIT 4, PARCEL MAP BOOK 108, PG(S) 47 & 48 (Insert Property Logal Description Above) The Declared Homestead is the principal dwelling of the Declared Homestead Owner(s) listed above or such person(s) spouse.

3. The Declared Homestead Owner(s) listed above, or such person(s) spouse, resides in the Declared Homestead on the date this Homestead Declaration is recorded.

4. The facts stated in this Homestead Declaration are known to be true as of the personal knowledge of the person(s) below executing and acknowledging this Homestead Declaration.

Signature of Declared Homestead Owner or Spouse)

JAMIE LYNN GALLIAN
(Printed Name of Declared Homestead Owner or Spouse)

(Signature of Declared Homestead Owner of Spouse)

Aprile LyNN BALLAN

(Printed Name of Declared Homestead Owner or Spouse)

See Ada Add Adams of Crown of Spouse)

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of 0-6158

personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he she they executed the same in hig/her/their authorized capacity(ies), and that by hig/her/their signature(q) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

GREG BUYSMAN COMM # 2341449 **ORANGE** County California Notary Public

Comm Exp Feb. 5, 2025

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EXHIBIT 28

Fill in this information to identify your case:		
United States Bankruptcy Court for the:		FILED
CENTRAL DISTRICT OF CALIFORNIA		JUL - 9 2021
Case number (if known)	Chapter you are filing under:	CLERK US RANKBURTON
	Chapter 7	CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY: Deputy Clerk
	☐ Chapter 11	
	☐ Chapter 12	
	☐ Chapter 13	☐ Check if this is an amended filing

### Official Form 101

### Voluntary Petition for Individuals Filing for Bankruptcy

04/20

The bankruptcy forms use you and Debtor 1 to refer to a debtor filing alone. A married couple may file a bankruptcy case together—called a joint case—and in joint cases, these forms use you to ask for information from both debtors. For example, if a form asks, "Do you own a car," the answer would be yes if either debtor owns a car. When information is needed about the spouses separately, the form uses Debtor 1 and Debtor 2 to distinguish between them. In joint cases, one of the spouses must report information as Debtor 1 and the other as Debtor 2. The same person must be Debtor 1 in all of the forms.

Be as complete and accurate as possible, if two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Par	t 1: Identify Yourself		
		About Debtor 1:	About Debtor 2 (Spouse Only in a Joint Case):
1.	Your full name		
	Write the name that is on your government-issued picture identification (for example, your driver's	Jamie First name Lynn	First name
	license or passport).	Middle name	Middle name
	Bring your picture identification to your meeting with the trustee.	Gallian Last name and Suffix (Sr., Jr., II, III)	Last name and Suffix (Sr., Jr., II, III)
2.	All other names you have used in the last 8 years	Jamie L Gallian	
	Include your married or maiden names.		
3.	Only the last 4 digits of your Social Security number or federal Individual Taxpayer Identification number (ITIN)	ххх-хх-3936	
	<u></u>		

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Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Main Document Page 2 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) **About Debtor 1:** About Debtor 2 (Spouse Only in a Joint Case): Any business names and Employer Identification Numbers (EIN) you have I have not used any business name or EINs. ☐ I have not used any business name or EINs. used in the last 8 years Include trade names and Business name(s) Business name(s) doing business as names EIN EIN Where you live If Debtor 2 lives at a different address: 16222 Monterey Ln. SP#376 Huntington Beach, CA 92649 Number, Street, City, State & ZIP Code Number, Street, City, State & ZIP Code Orange County County If your mailing address is different from the one If Debtor 2's mailing address is different from yours, fill it above, fill it in here. Note that the court will send any in here. Note that the court will send any notices to this notices to you at this mailing address. mailing address. Number, P.O. Box, Street, City, State & ZIP Code Number, P.O. Box, Street, City, State & ZIP Code Why you are choosing this district to file for Check one: Check one: bankruptcy Over the last 180 days before filing this petition, I Over the last 180 days before filing this petition, have lived in this district longer than in any other I have lived in this district longer than in any district. other district. I have another reason. I have another reason. Explain. (See 28 U.S.C. § 1408.) Explain. (See 28 U.S.C. § 1408.)

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Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 3 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) Part 2: Tell the Court About Your Bankruptcy Case The chapter of the Check one. (For a brief description of each, see Notice Required by 11 U.S.C. § 342(b) for Individuals Filing for Bankruptcy Bankruptcy Code you are (Form 2010)). Also, go to the top of page 1 and check the appropriate box. choosing to file under Chapter 7 ☐ Chapter 11 ☐ Chapter 12 ☐ Chapter 13 How you will pay the fee I will pay the entire fee when I file my petition. Please check with the clerk's office in your local court for more details about how you may pay. Typically, if you are paying the fee yourself, you may pay with cash, cashier's check, or money order. If your attorney is submitting your payment on your behalf, your attorney may pay with a credit card or check with a pre-printed address. I need to pay the fee in installments. If you choose this option, sign and attach the Application for Individuals to Pay The Filing Fee in Installments (Official Form 103A). I request that my fee be waived (You may request this option only if you are filing for Chapter 7. By law, a judge may, п but is not required to, waive your fee, and may do so only if your income is less than 150% of the official poverty line that applies to your family size and you are unable to pay the fee in installments). If you choose this option, you must fill out the Application to Have the Chapter 7 Filing Fee Waived (Official Form 103B) and file it with your petition. Have you filed for ■ No. bankruptcy within the last 8 years? ☐ Yes. When District Case number When District Case number District When Case number 10. Are any bankruptcy ■ No cases pending or being filed by a spouse who is ☐ Yes. not filing this case with you, or by a business partner, or by an affiliate? Debtor Relationship to you When District Case number, if known Debtor Relationship to you When District Case number, if known 11. Do you rent your Go to line 12. ■ No. residence? Has your landlord obtained an eviction judgment against you? ☐ Yes. Yes. Fill out Initial Statement About an Eviction Judgment Against You (Form 101A) and file it as part of this bankruptcy petition.

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De	btor 1 Jamie Lynn Ga	.102		Main Docun	nent	Page 4 of 60		
De	otor 1 Jamie Lynn Ga	illian				Case number (if known)		
D a	rt 3: Report About Any	. D	. V 0	0 . 1 . 0				
			You Ow	n as a Sole Propriet	or			
12.	Are you a sole propriet of any full- or part-time business?		Go to	Part 4.				
		☐ Yes.	Nam	e and location of busi	ness			
	A sole proprietorship is a business you operate as an individual, and is not separate legal entity suc as a corporation, partnership, or LLC.	a a	Name	e of business, if any				
	If you have more than or sole proprietorship, use a	3	Numl	er, Street, City, State	e & ZIP C	Code		
	separate sheet and attac it to this petition.	:n	Chec	k the appropriate box	to descri	ribe your business:		
						lefined in 11 U.S.C. § 101(27A))		
				Single Asset Real	Estate (as	s defined in 11 U.S.C. § 101(51B))		
			_	_	-	11 U.S.C. § 101(53A))		
			_			ned in 11 U.S.C. § 101(6))		
			_	None of the above	•			
40	Are you filing under	16				t know whether you are a small business debtor or a debtor choosing to		
	Chapter 11 of the Bankruptcy Code, and are you a small busines debtor or a debtor as defined by 11 U.S.C. § 1182(1)?	you are o	choosing t v stateme )(B).	o proceed under Sub nt, and federal incom	ochapter \ e tax retu	ppropriate deadlines. If you indicate that you are a small business debtor or V, you must attach your most recent balance sheet, statement of operations, um or if any of these documents do not exist, follow the procedure in 11 U.S.C.		
	For a definition of small	■ No.	i am i	ot filing under Chapt	er II.			
	business debtor, see 11 U.S.C. § 101(51D).	□ No.	I am filing under Chapter 11, but I am NOT a small business debtor according to the definition in the Code.					
		☐ Yes.				small business debtor according to the definition in the Bankruptcy Code, and ubchapter V of Chapter 11.		
		☐ Yes.		ling under Chapter 1 e to proceed under S		debtor according to the definition in § 1182(1) of the Bankruptcy Code, and I er V of Chapter 11.		
Part			/ Hazardo	us Property or Any	Property	y That Needs Immediate Attention		
14.	Do you own or have any property that poses or i							
	alleged to pose a threat of imminent and identifiable hazard to		What is t	he hazard?				
	public health or safety? Or do you own any property that needs immediate attention?			iate attention is why is it needed?				
	For example, do you own perishable goods, or							
	livestock that must be fed or a building that needs urgent repairs?	<b>!</b> ,	Where is	the property?				
	a.gom ropula:				Number, \$	Street, City, State & Zip Code		

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Debtor 1 Jamie Lynn Gallian Case number (if known) Explain Your Efforts to Receive a Briefing About Credit Counseling Part 5: About Debtor 1: About Debtor 2 (Spouse Only in a Joint Case): 15. Tell the court whether You must check one: You must check one. I received a briefing from an approved credit you have received a I received a briefing from an approved credit briefing about credit counseling agency within the 180 days before I counseling agency within the 180 days before I filed this bankruptcy petition, and I received a certificate of counseling. filed this bankruptcy petition, and I received a certificate of completion. completion. The law requires that you receive a briefing about Attach a copy of the certificate and the payment Attach a copy of the certificate and the payment plan, if plan, if any, that you developed with the agency. credit counseling before any, that you developed with the agency. you file for bankruptcy. I received a briefing from an approved credit counseling agency within the 180 days before I You must truthfully check П ☐ I received a briefing from an approved credit one of the following counseling agency within the 180 days before I filed filed this bankruptcy petition, but I do not have choices. If you cannot do this bankruptcy petition, but I do not have a certificate so, you are not eligible to a certificate of completion. of completion. Within 14 days after you file this bankruptcy Within 14 days after you file this bankruptcy petition, you petition, you MUST file a copy of the certificate and MUST file a copy of the certificate and payment plan, if If you file anyway, the court payment plan, if any. anv. can dismiss your case, you will lose whatever filing fee I certify that I asked for credit counseling I certify that I asked for credit counseling services you paid, and your from an approved agency, but was unable to obtain those services during the 7 days after I made my services from an approved agency, but was creditors can begin unable to obtain those services during the 7 collection activities again. days after I made my request, and exigent request, and exigent circumstances merit a 30-day temporary waiver of the requirement. circumstances merit a 30-day temporary waiver of the requirement. To ask for a 30-day temporary waiver of the requirement, To ask for a 30-day temporary waiver of the attach a separate sheet explaining what efforts you made requirement, attach a separate sheet explaining to obtain the briefing, why you were unable to obtain it what efforts you made to obtain the briefing, why before you filed for bankruptcy, and what exigent you were unable to obtain it before you filed for circumstances required you to file this case. bankruptcy, and what exigent circumstances Your case may be dismissed if the court is dissatisfied required you to file this case. with your reasons for not receiving a briefing before you Your case may be dismissed if the court is filed for bankruptcy. dissatisfied with your reasons for not receiving a If the court is satisfied with your reasons, you must still briefing before you filed for bankruptcy. receive a briefing within 30 days after you file. You must If the court is satisfied with your reasons, you must file a certificate from the approved agency, along with a still receive a briefing within 30 days after you file. copy of the payment plan you developed, if any. If you do You must file a certificate from the approved not do so, your case may be dismissed. agency, along with a copy of the payment plan you developed, if any. If you do not do so, your case Any extension of the 30-day deadline is granted only for may be dismissed. cause and is limited to a maximum of 15 days. Any extension of the 30-day deadline is granted only for cause and is limited to a maximum of 15 days. ☐ I am not required to receive a briefing about credit I am not required to receive a briefing about credit counseling because of: counseling because of: Incapacity. Incapacity. I have a mental illness or a mental deficiency I have a mental illness or a mental deficiency that that makes me incapable of realizing or makes me incapable of realizing or making rational making rational decisions about finances. decisions about finances. Disability. П Disability. My physical disability causes me to be My physical disability causes me to be unable to unable to participate in a briefing in person, participate in a briefing in person, by phone, or by phone, or through the internet, even after I through the internet, even after I reasonably tried to reasonably tried to do so. do so. Active duty. Active duty. I am currently on active military duty in a I am currently on active military duty in a military military combat zone. combat zone. If you believe you are not required to receive a If you believe you are not required to receive a briefing briefing about credit counseling, you must file a about credit counseling, you must file a motion for waiver

motion for waiver credit counseling with the court.

of credit counseling with the court.

Del	otor 1 Jamie Lynn Gallia	an		Case number (if	known)					
Par	t 6: Answer These Quest	ions for R	eporting Purposes							
16.	What kind of debts do you have?	16a. Are your debts primarily consumer debts? Consumer debts are defined in 11 U.S.C. § 101(8) a individual primarily for a personal, family, or household purpose."								
			□ No. Go to line 16b.							
			Yes. Go to line 17.							
		16b.	Are your debts primarily business debts? Business debts are debts that you incurred to obtain money for a business or investment or through the operation of the business or investment.							
			☐ No. Go to line 16c.							
			☐ Yes. Go to line 17.							
		16c.	State the type of debts you owe t	hat are not consumer debts or business de	ebts					
17.	Are you filing under Chapter 7?	□ No.	I am not filing under Chapter 7. G	So to line 18.						
	Do you estimate that after any exempt property is excluded and	■ Yes.	are paid that funds will be availab	ou estimate that after any exempt property le to distribute to unsecured creditors?	is excluded and administrative expenses					
	administrative expenses are paid that funds will		■ No							
	be available for distribution to unsecured		Yes							
	creditors?									
18.	How many Creditors do you estimate that you	<b>1</b> -49		1,000-5,000	<u>25,001-50,000</u>					
	owe?	50-99		□ 5001-10,000 □ 10,001-25,000	☐ 50,001-100,000 ☐ More than100,000					
		☐ 100-19 ☐ 200-99		10,001-20,000	More than 100,000					
19.	How much do you	□ \$0 - \$ <u>\$</u>	50.000	□ \$1,000,001 - \$10 million	□ \$500,000,001 - \$1 billion					
	estimate your assets to be worth?	□ \$50,00	01 - \$100,000	□ \$10,000,001 - \$50 million	□ \$1,000,000,001 - \$10 billion					
es	20		001 - \$500,000	□ \$50,000,001 - \$100 million	□ \$10,000,000,001 - \$50 billion					
		\$500,0	001 - \$1 million	□ \$100,000,001 - \$500 million □ More than \$50 billion						
20.	How much do you	<b>□</b> \$0 - \$5	50,000	□ \$1,000,001 - \$10 million	□ \$500,000,001 - \$1 billion					
	estimate your liabilities to be?		01 - \$100,000	☐ \$10,000,001 - \$50 million	□ \$1,000,000,001 - \$10 billion					
			001 - \$500,000	□ \$50,000,001 - \$100 million □ \$100,000,001 - \$500 million	□ \$10,000,000,001 - \$50 billion					
	يرد يورون المعادلة ا	\$500,0	001 - \$1 million	ш \$100,000,001 - \$300 million	☐ More than \$50 billion					
Part	7: Sign Below									
For	you	I have examined this petition, and I declare under penalty of perjury that the information provided is true and correct.								
				n aware that I may proceed, if eligible, undo available under each chapter, and I choose						
				ay or agree to pay someone who is not an a ice required by 11 U.S.C. § 342(b).	attomey to help me fill out this					
		I request i	relief in accordance with the chapte	er of title 11, United States Code, specified	in this petition.					
			y case can result in fines up to \$25	cealing property, or obtaining money or pro 50,000, or imprisonment for up to 20 years						
			ynn Gallian of Debtor 1	Signature of Debtor 2						
		Executed	on 7/9/2021	Executed on	./ <b>YYY</b>					

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Main Document Page 7 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) I, the attorney for the debtor(s) named in this petition, declare that I have informed the debtor(s) about eligibility to proceed For your attorney, if you are under Chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each chapter for which the person is eligible. I also certify that I have delivered to the debtor(s) the notice required by 11 U.S.C. § 342(b) represented by one and, in a case in which § 707(b)(4)(D) applies, certify that I have no knowledge after an inquiry that the information in the If you are not represented by an attorney, you do not need schedules filed with the petition is incorrect. to file this page. Date Signature of Attorney for Debtor MM / DD / YYYY Firm name Number, Street, City, State & ZIP Code Contact phone Email address Bar number & State

Debtor 1 First Name Middle Name	Last Name Case	number (if known)
For you if you are filing this bankruptcy without an attorney	The law allows you, as an individual, to represent should understand that many people find it ex themselves successfully. Because bankruptcy consequences, you are strongly urged to hire	tremely difficult to represent has long-term financial and legal
If you are represented by an attorney, you do not need to file this page.	To be successful, you must correctly file and handle technical, and a mistake or inaction may affect your dismissed because you did not file a required docum hearing, or cooperate with the court, case trustee, U firm if your case is selected for audit. If that happens case, or you may lose protections, including the ben	rights. For example, your case may be nent, pay a fee on time, attend a meeting or .S. trustee, bankruptcy administrator, or audit , you could lose your right to file another
	You must list all your property and debts in the scher court. Even if you plan to pay a particular debt outsign in your schedules. If you do not list a debt, the debt is property or properly claim it as exempt, you may not also deny you a discharge of all your debts if you do case, such as destroying or hiding property, falsifying cases are randomly audited to determine if debtors the Bankruptcy fraud is a serious crime; you could be	le of your bankruptcy, you must list that debt may not be discharged. If you do not list be able to keep the property. The judge can something dishonest in your bankruptcy g records, or lying. Individual bankruptcy have been accurate, truthful, and complete.
	If you decide to file without an attorney, the court exp hired an attorney. The court will not treat you differer successful, you must be familiar with the United Stat Bankruptcy Procedure, and the local rules of the cou- be familiar with any state exemption laws that apply.	ntly because you are filing for yourself. To be es Bankruptcy Code, the Federal Rules of
	Are you aware that filing for bankruptcy is a serious consequences?	action with long-term financial and legal
	Yes	
	Are you aware that bankruptcy fraud is a serious crir inaccurate or incomplete, you could be fined or impr  No  Yes	
	Did you pay or agree to pay someone who is not an	attorney to help you fill out your bankruptcy forms?
	Yes. Name of Person	Declaration, and Signature (Official Form 119).
	By signing here, I acknowledge that I understand the have read and understood this notice, and I am awa attorney may cause me to lose my rights or property	re that filing a bankruptcy case without an
	* Jour Alling	<b>x</b>
	Signeture of Debtor 1	Signature of Debtor 2
	Date 7/9/309/	Date MM / DD / YYYY
	Contact phone	Contact phone
	Cell phone 114-321-3449	Cell phone
	Email address	Email address

Official Form 101

Voluntary Petition for Individuals Filing for Bankruptcy

page 9

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# STATEMENT OF RELATED CASES INFORMATION REQUIRED BY LBR 1015-2 UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)
None.

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)
None.

4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)
8:03-bk-1856-JB; Chapter 7; Central District of California - Santa Ana; Filed 08/04/2003; Discharged 11/17/2003

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed at Santa Ana , California.

Date: 7/9/3031

Signature of Debtor 1

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

EXHIBIT 28, PAGE 508

Signature of Debtor 2

Fill	in this inform	ation to identify your case:	
Deb	otor 1	Jamie Lynn Gallian	
Deb	otor 2	First Name Middle Name Last Name	
(Spo	use if, filing)	First Name Middle Name Last Name	
Unit	ted States Ban	kruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA	
	se number		☐ Check if this is an
<u> </u>			amended filing
		<u>m 106Sum</u>	
Be a	s complete a	FYour Assets and Liabilities and Certain Statistical Information and accurate as possible. If two married people are filing together, both are equally responsible fout all of your schedules first; then complete the information on this form. If you are filing amend so, you must fill out a new Summary and check the box at the top of this page.	12/15 or supplying correct ed schedules after you file
Part	t 1: Summa	rize Your Assets	and the second of the second o
			Your assets Value of what you own
1.	Schedule A/	B: Property (Official Form 106A/B) 55, Total real estate, from Schedule A/B	\$ 235,000.00
			·
		62, Total personal property, from Schedule A/B	\$19,634.34
	1c. Copy line	63, Total of all property on Schedule A/B	\$ 254,634.34
Part	t 2: Summa	rize Your Liabilities	
			Your liabilities Amount you owe
2.	Schedule D: 2a. Copy the	Creditors Who Have Claims Secured by Property (Official Form 106D) total you listed in Column A, Amount of claim, at the bottom of the last page of Part 1 of Schedule D	\$ 561,789.00
3.	Schedule E/F 3a. Copy the	F: Creditors Who Have Unsecured Claims (Official Form 106E/F) total claims from Part 1 (priority unsecured claims) from line 6e of Schedule E/F	\$0.00
	3b. Copy the	total claims from Part 2 (nonpriority unsecured claims) from line 6j of Schedule E/F	\$ 427,177.76
		Your total liabilities	\$988,966.76
Part	3: Summa	rize Your Income and Expenses	
4.		four Income (Official Form 106I) mbined monthly income from line 12 of Schedule I	\$1,000.00
5.		Your Expenses (Official Form 106J) onthly expenses from line 22c of Schedule J	\$2,676.00
Part	4 Answer	These Questions for Administrative and Statistical Records	
6.	•	g for bankruptcy under Chapters 7, 11, or 13? have nothing to report on this part of the form. Check this box and submit this form to the court with yo	ur other schedules.
7.	■ Yes What kind of	f debt do you have?	
	■ Your de	bts are primarily consumer debts. Consumer debts are those "incurred by an individual primarily for old purpose." 11 U.S.C. § 101(8). Fill out lines 8-9g for statistical purposes. 28 U.S.C. § 159.	a personal, family, or
		bts are not primarily consumer debts. You have nothing to report on this part of the form. Check this twith your other schedules.	s box and submit this form to
	cial Form 106S	·	page 1 of 2
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Deb	tor 1 <b>Jamie Lynn Gallian</b>	Main Document	Page 11 of 60  Case number (if known)	
8.	From the Statement of Your Current I 122A-1 Line 11; OR, Form 122B Line 1	Monthly Income: Copy your to 1; OR, Form 122C-1 Line 14.	otal current monthly income from Official Form	\$ 1,000.00

9. Copy the following special categories of claims from Part 4, line 6 of Schedule E/F:

From Part 4 on Schedule E/F, copy the following:	Total clai	im
9a. Domestic support obligations (Copy line 6a.)	\$	0.00
9b. Taxes and certain other debts you owe the government. (Copy line 6b.)	\$	0.00
9c. Claims for death or personal injury while you were intoxicated. (Copy line 6c.)	\$	0.00
9d. Student loans. (Copy line 6f.)	\$	0.00
<ol> <li>Obligations arising out of a separation agreement or divorce that you did not report as priority claims. (Copy line 6g.)</li> </ol>	\$	0.00
9f. Debts to pension or profit-sharing plans, and other similar debts. (Copy line 6h.)	+\$	0.00
9g. <b>Total.</b> Add lines 9a through 9f.	\$	0.00

Fill in this infor	rmation to identify you	r case and th	nis filin	g:			
Debtor 1	Jamie Lynn Gall						
Debtor 2	First Name	Middle	e Name	Last Name			
Spouse, if filing)	First Name	Middle	e Name	Last Name	<del>"</del>		
Jnited States Ba	ankruptcy Court for the:	CENTRAL	DISTR	ICT OF CALIFORNIA			
Case number _							☐ Check if this is a amended filing
					······································	1	
Official Fo	orm 106A/B						
Schedul	le A/B: Prop	perty					12/15
ink it fits best. E formation. If mor nswer every ques	Be as complete and accur re space is needed, attacl stion.	ate as possible h a separate sh	le. If two heet to t	t only once. If an asset fits in more that married people are filing together, bot his form. On the top of any additional p	h are equally resp	onsible for su	pplying correct
art 1: Describe	Each Residence, Buildin	g, Land, or Oti	her Rea	I Estate You Own or Have an Interest In			
Do you own or I	have any legal or equitab	le interest in a	ny resid	lence, building, land, or similar propert	/?		
☐ No. Go to Par	rt 2.						
Yes. Where i	is the property?						
ocated on A	APN 178-011-16, S	pace No. 3	376				
.1	• '	•		t is the property? Check all that apply			
	nterey Ln Space #37			Single-family home			ims or exemptions. Put
Street address,	, if available, or other description	1		Duplex or multi-unit building			d claims on Schedule D: ns Secured by Property.
				Condominium or cooperative			
				Manufactured or mobile home			
Huntingto	on Beach CA 926	649-0000		Land	Current val entire prop		Current value of the portion you own?
City	State	ZIP Code		Investment property	\$23	5,000.00	\$235,000.0
				Timeshare Other			our ownership interest ancy by the entireties, o
			Who	has an interest in the property? Check of		e), if known.	ancy by the entireties, o
				Debtor 1 only	Fee simp	ole	Para Particular Sancial Control Control
Orange				Debtor 2 only			
	dence of Debtor since Custom Villa Manufact			Debtor 1 and Debtor 2 only  At least one of the debtors and another		if this is com	munity property
Decal No. LBM	M1081			r information you wish to add about this		al	
	· AC7V710394GB 56'x1 · AC7V710394GA 60'x1		prop	erty identification number: LPT APN 8	91-569-62		
	*****		Reg	istered Title with HCD Debtor's	single memb	er LLC, J록	Sandcastle Co, LL(
			all of	our entries from Part 1, including		ł	<b>\$005,000,00</b>
			numbe	r here	=	=>	\$235,000.00
pages you h			numbe	r here	=	->	\$235,000.00

Official Form 106A/B

Schedule A/B: Property

page 1

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Best Case Bankruptcy

Case 8:21-bk-11710-ES	S Doc 1 Filed 07/09/21 Entered Main Document Page 13 of 60		1 Desc
Debtor 1 Jamie Lynn Gallian	Ca	ase number (if known)	All the same of th
3. Cars, vans, trucks, tractors, sport utility	vehicles, motorcycles		
□ No			
■ Yes			
3.1 Make: Kia	Who has an interest in the property? Check one	the amount of any secur	claims or exemptions. Put ed claims on Schedule D:
Model: Sportage Year: 2020	Debtor 1 only	Creditors Who Have Cla	ims Secured by Property.
Approximate mileage:	□ Debtor 2 only □ Debtor 1 and Debtor 2 only	Current value of the	Current value of the
Other information:	Dector 1 and Dector 2 only  At least one of the dectors and another	entire property?	portion you own?
Location: 16222 Monterey Ln			
#376, Huntington Beach CA 92649 (LEASE)	Check if this is community property (see instructions)	\$0.00	\$0.00
	own for all of your entries from Part 2, including an		\$0.00
<ul> <li>6. Household goods and furnishings         Examples: Major appliances, furniture, line         □ No         ■ Yes. Describe</li> </ul>	ns, china, kitchenware	i	portion you own? Do not deduct secured claims or exemptions.
Location: 1622	2 Monterey Ln #376, Huntington Beach CA 92649		\$4,500.00
7. Electronics Examples: Televisions and radios; audio, v including cell phones, cameras,	ideo, stereo, and digital equipment; computers, printers media players, games	s, scanners; music collection	ons; electronic devices
Yes. Describe Wall Television, Co	mputer, Printer.		\$ 500.00
☐ No. Location: 16222	Monterey Ln #376, Huntington Beach CA 92649		
. Collectibles of value	s, prints, or other artwork; books, pictures, or other art of	objects; stamp, coin, or bas	seball card collections;
■ No □ Yes. Describe			
musical instruments	and other hobby equipment; bicycles, pool tables, golf	clubs, skis; canoes and ka	yaks; carpentry tools;
■ No □ Yes. Describe			
0. Firearms  Examples: Pistols, rifles, shotguns, ammu	nition, and related equipment		
■ No □ Yes. Describe			
Official Form 106A/B	Schedule A/B: Property		page 2

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Best Case Bankruptcy

		Main Document Page	14 of 60	15.51 Desc
11. Clothes			Case number (if known)	
Examples: Everyday cl ☐ No ☐ Yes. Describe	othes, turs, leather co.	ats, designer wear, shoes, accessorie	es	
	Location: 16222 M	onterey Ln #376, Huntington Beacl	n CA 92649	\$1,000.00
12. Jewelry				
Yes. Describe	20 year old Movade	, engagement rings, wedding rings, h o Wrist-watch 40th birthday gift; Co / sized rings, various non-gold cha	ostume jeweiry from Mother and	
13. Non-farm animals	Location: 16222 M	lonterey Ln #376, Huntington Beac		
Examples: Dogs, cats, t	5	5-year old Rescued Wired Terrier D	•	
□ No.		onterey Ln #376, Huntington Beac		
■ No		ou did not already list, including ar	ny health aids you did not list	
☐ Yes. Give specific inf	ormation			
		from Part 3, including any entries f		\$7,000.00
Part 4: Describe Your Finance	rial Acceto			
		rest in any of the following?		Current value of the portion you own? Do not deduct secured claims or exemptions.
16. <b>Cash</b> Examples: Money you h  No  Yes		your home, in a safe deposit box, and	on hand when you file your petition	on.
		al accounts; certificates of deposit; sh counts with the same institution, list e		ouses, and other similar
■ Yes		Institution name:		New 4 Ohren Ive
17.	Checking and savings	J-Sandcastle Co LLC - Chase - U Alliant Credit Union (Persona	•	Rent Checks \$ 8,050.00 \$ 4,048.34
18. Bonds, mutual funds, o  Examples: Bond funds,  ■ No		cks vith brokerage firms, money market a	ccounts	
☐ Yes	Institution or i	issuer name:		
<ol> <li>Non-publicly traded storage joint venture</li> <li>No</li> </ol>	ock and interests in i	ncorporated and unincorporated b	usinesses, including an interest	in an LLC, partnership, and
Yes. Give specific info	rmation about them Name of entity:		% of ownership:	
	J-Sandcastle (	Co., LLC - Debtor's single mem	ber	
	(Purpose is to	hold Registered title with HCD ary residence) LBM1081	, to 100 %	\$0.00

Official Form 106A/B

Schedule A/B: Property

page 3

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Best Case Bankruptcy

	Case 8:21-bk-11710-ES		07/09/21			21 14:15:5	1 Desc	
Debtor 1	Jamie Lynn Gallian	Main Documer	n Paye	e 15 of 60 	O Case number	(if known)		
	is to hold a	; vns 1/3 interest in LL a note and UCC-1 filir sidence) LBM1081			33.33	<u> </u>		\$0.00
Nego Non- ■ No	rnment and corporate bonds and cottable instruments include personal conegotiable instruments are those yours. Give specific information about ther lessuer name:	checks, cashiers' checks, cannot transfer to some	promissory no	tes, and mor	nev orders.			
<i>Exan</i> □ No	ement or pension accounts  nples: Interests in IRA, ERISA, Keogh  List each account separately.	n, 401(k), 403(b), thrift sav	ings accounts	, or other per	nsion or profi	t-sharing plans		
<b>—</b> 163	Type of account	t: Institutio	on name:					
	IRA	Fidelit	у					\$7,400.00
Yours	rity deposits and prepayments share of all unused deposits you have ples: Agreements with landlords, prep	e made so that you may c paid rent, public utilities (e	electric, gas, w	ater), telecon	nmunications			
🗷 Yes	Institu	ution name or individual:				ey Mobilehome ment Space 37		\$ 686.00
No Yes  24. Interes 26 U.S	Ities (A contract for a periodic payme  Issuer name and des  Institution name and des	cription. unt in a qualified ABLE	program, or u	ınder a qual	ified state tu	. •		
■ No	s, equitable or future interests in pr		hing listed in	line 1), and	rights or po	wers exercisal	ble for your b	enefit
Exam ■ No	ts, copyrights, trademarks, trade so ples: Internet domain names, website Give specific information about then	es, proceeds from royaltie			s			
Exam ■ No	ses, franchises, and other general in ples: Building permits, exclusive licen Give specific information about them	nses, cooperative associa	tion holdings, i	liquor license	es, profession	al licenses		
	property owed to you?					<b>5</b>	Current value cortion you o Do not deduct claims or exer	wn? secured
■ No	funds owed to you  Give specific information about them	ı, including whether you a	Iready filed the	e returns and	the tax years	S		
29. <b>Family</b> Examp	r <b>support</b> oles: Past due or lump sum alimony, s	spousal support, child su	oport, mainten	ance, divorce	e settlement,	property settler	ment	
Official For	m 106A/B	Schedule A/B	: Property					page 4
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Case 8:21-0K-11/10		e 16 of 60	5:51 Desc
Debtor 1 Jamie Lynn Gallian		Case number (if known)	
☐ Yes. Give specific information		_	
30. Other amounts someone owes yo Examples: Unpaid wages, disability benefits; unpaid loans y	u insurance payments, disability benefits, sick p ou made to someone else	pay, vacation pay, workers' compen	sation, Social Security
<ul><li>■ No</li><li>□ Yes. Give specific information</li></ul>			
	nsurance; health savings account (HSA); cred	it, homeowner's, or renter's insuran	се
■ No			
☐ Yes. Name the insurance compan Compa	y of each policy and list its value. iny name:	Beneficiary:	Surrender or refund value:
<ol> <li>Any interest in property that is due         If you are the beneficiary of a living to             property because someone has died     </li> </ol>	rust, expect proceeds from a life insurance pol	icy, or are currently entitled to recei	ve
No   ☑ Yes. Give specific information	Father, DOD 6/17/2000, Charles J. Bradley 30-2017-00915711	, Jr. Probate OCSC	\$ unknown
33. Claims against third parties, whetl	ner or not you have filed a lawsuit or made isputes, insurance claims, or rights to sue	a demand for payment	
Yes. Describe each claim	Personal Injury: Against HOA Date of Injury op of left foot and left wrist Injury; occurre 178-771-03, located on APN 178-011-16,		
34. Other contingent and unliquidated	claims of every nature, including countered	laims of the debtor and rights to	set off claims
□ No	_	_	
Yes. Describe each claim	Personal injury claims against Hunt Homeowner's Association and Ind. DOI: 8/5/2018; Case No.: 30-2020-01	Jesus Jasso Jr.;	\$ unknowi
	Potential insurance bad faith claim Insurance Failure to Indemnify; No Related to Case No(s).: 30-2017-009	lawsuit filed yet.	¢
			\$ unknown
	Real estate failure to disclose, claim		
	homeowner Sandra Bradley; DOI: 0-filed yet.	4/11/2017; No lawsuit	\$ unknown
	Houser Bros Co GP dba Rancho De Retaliation; Trespassing/Unlawful E Forcible Detainer; Cruelty to an anir Failure to offer and execute rental a	ntry; Wrongful Eviction; nal causing death.	\$ unknown
35. Any financial assets you did not all	ready list		
■ No □ Yes. Give specific information			
	entries from Part 4, including any entries f		\$20,184.34
	pperty You Own or Have an Interest In. List any re	L	
37. Do you own or have any legal or equitab  No. Go to Part 6.			
■ No. Go to Part 6.  ☐ Yes. Go to line 38.			
Official Form 106A/B	Schedule A/B: Property		page 5
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Case 8:21-bk-11710-ES	Doc 1	Filed 07/				5:51	Desc
	Main D	ocument	Page 1	L7 c	of 60		
1 Jamie Lynn Gallian					Case number (if known)		
Describe Any Farm- and Commercial Fish If you own or have an interest in farmland, lis	ing-Related P at it in Part 1.	roperty You Owi	n or Have an i	ntere	st in.		
						~	
	e interest in	any farm- or o	commercial f	ishir	ng-related property?		
Yes. Go to line 47.							
Describe All Property You Own or Ha	ve an Interest	in That You Did	Not List Abov	/e			
you have other property of any kind y	ou did not a	Iready list?					
	mbership	-					
es. Give specific information							
	- f D1	7 18/-14 - 414			Г		
id the dollar value of all of your entrie	s from Part	/. write that hi	ımber nere	•••••			\$0.00
List the Totals of Each Part of this For	m						
rt 1: Total real estate line 2					***************************************		£225 000 00
· ·		***************************************				****	\$235,000.00
•	ems, line 15			_			
	,						
rt 5: Total business-related property,	line 45						
rt 6: Total farm- and fishing-related pr	operty, line	52	\$0.0	00			
rt 7: Total other property not listed, lin	1e 54	+	\$0.0	00			
tal personal property. Add lines 56 thro	ough 61	***************************************	\$27,184	.34	Copy personal property total	al	\$27,184.34
	Describe Any Farm- and Commercial Fish If you own or have an interest in farmland, lisyou own or have any legal or equitable No. Go to Part 7.  Yes. Go to line 47.  Describe All Property You Own or Have any legal or equitable No. Go to Part 7.  The Describe All Property You Own or Have on the Interest of Interest	Describe Any Farm- and Commercial Fishing-Related P If you own or have an interest in farmland, list it in Part 1.  You own or have any legal or equitable interest in No. Go to Part 7.  Yes. Go to line 47.  Describe All Property You Own or Have an Interest you have other property of any kind you did not a amples: Season tickets, country club membership on seas. Give specific information	Main Document  Jamie Lynn Gallian  Describe Any Farm- and Commercial Fishing-Related Property You Own If you own or have an interest in farmland, list it in Part 1.  you own or have any legal or equitable interest in any farm- or on the commercial Fishing-Related Property You Own or have any legal or equitable interest in any farm- or on the commercial Fishing-Related Property You Own or Have an Interest in That You Did you have other property of any kind you did not already list?  amples: Season tickets, country club membership on the commercial Fishing Form Part 7. Write that not be commercial Fishing Form Part 7. Write that not be commercial Fishing Form Part 7. Write that not be commercial Fishing Form Part 7. Total real estate, line 2	Main Document Page 1  Jamie Lynn Gallian  Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Inferest in farmland, list it in Part 1.  you own or have any legal or equitable interest in any farm- or commercial for No. Go to Part 7.  Yes. Go to line 47.  Describe All Property You Own or Have an Interest in That You Did Not List Above you have other property of any kind you did not already list?  amples: Season tickets, country club membership of the dollar value of all of your entries from Part 7. Write that number here list the Totals of Each Part of this Form  It 1: Total real estate, line 2  It 2: Total vehicles, line 5  It 3: Total personal and household items, line 15  It 4: Total financial assets, line 36  It 5: Total business-related property, line 45  It 6: Total farm- and fishing-related property, line 52  So.	Main Document Page 17 of  Jamie Lynn Gallian  Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Intere If you own or have an interest in farmland, list it in Part 1.  you own or have any legal or equitable interest in any farm- or commercial fishing. No. Go to Part 7.  Yes. Go to line 47.  Describe All Property You Own or Have an Interest in That You Did Not List Above  you have other property of any kind you did not already list?  amples: Season tickets, country club membership  os. Give specific information  Id the dollar value of all of your entries from Part 7. Write that number here  Id the dollar value of all of your entries from Part 7. Write that number here  It 1: Total real estate, line 2	Main Document Page 17 of 60  Jamie Lynn Gallian Page 17 of 60  Case number (if known)  Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest in. If you own or have any legal or equitable interest in any farm- or commercial fishing-related property?  No. Go to Part 7.  Yes. Go to line 47.  Describe All Property You Own or Have an Interest in That You Did Not List Above  you have other property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property You Own or Have an Interest in That You Did Not List Above  you have other property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property You Own or Have an Interest in That You Did Not List Above  you have other property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property You Own or Have an Interest in That You Did Not List Above  you have other property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples: Season tickets, country club membership  Describe All Property of any kind you did not already list?  amples	Main Document Page 17 of 60  Lase number (if known)  Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest In.  If you own or have any legal or equitable interest in any farm- or commercial fishing-related property?  No. Go to Part 7.  Yes. Go to line 47.  Describe All Property You Own or Have an Interest in That You Did Not List Above  you have other property of any kind you did not already list?  amples: Season tickets, country club membership  Describe Season tickets, country club membership  Describe All of your entries from Part 7. Write that number here  List the Totals of Each Part of this Form  Int 1: Total real estate, line 2  Int 2: Total vehicles, line 5  Int 3: Total personal and household items, line 15  Int 4: Total financial assets, line 36  Int 5: Total business-related property, line 45  Int 6: Total farm- and fishing-related property, line 52  Int 6: Total farm- and fishing-related property, line 52  Int 6: Total farm- and fishing-related property, line 52

Official Form 106A/B

Schedule A/B: Property

page 6

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Fill in this infor					
Debtor 1	Jamie Lynn Galli	an			
	First Name	Middle Name	Last Name		
Debtor 2					
(Spouse if, filing)	First Name	Middle Name	Last Name		
United States Ba	ankruptcy Court for the:	CENTRAL DISTRICT O	F CALIFORNIA		
Case number					
(if known)					Check if this is a
					amended filing

# Official Form 106C

# Schedule C: The Property You Claim as Exempt

4/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on Schedule A/B: Property (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of Part 2: Additional Page as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

P	art 1: Identify the Property You Claim as E	xempt				
1.	Which set of exemptions are you claiming?	Check one only, eve	n if yo	our spouse is filing with you.		
	You are claiming state and federal nonbank	cruptcy exemptions.	11 U.S	S.C. § 522(b)(3)		
	☐ You are claiming federal exemptions. 11 to	J.S.C. § 522(b)(2)				
2.	For any property you list on Schedule A/B	that you claim as exc	empt,	fill in the information below.		
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Am	ount of the exemption you claim	Specific laws that allow exemption	
		Copy the value from Schedule A/B	Che	ck only one box for each exemption.		
	Location: 16222 Monterey Ln #376, Huntington Beach CA 92649	\$7,000.00		\$,000.00	C.C.P. § 704.020	
	Line from Schedule A/B: 6.1			100% of fair market value, up to any applicable statutory limit		
	Checking and savings: Alliant Credit=	\$4,048.34		\$4,048.34	11 U.S.C. § 541(b)(11)	
	Line from Schedule A/B: 17.1			100% of fair market value, up to any applicable statutory limit		
	Checking and savings: Chase Bank Line from Schedule A/B: 17.1	\$8,050.00		\$8,050	C.C.P. § 704.070	
	8 months uncashed rent checks tendered to Houser Bros. dba Rancho Del Rey MHE/Fidelity 401K			100% of fair market value, up to any applicable statutory limit		
	J-Sandcastle Co., LLC - Debtor's single member LLC	\$0.00		\$0.00	C.C.P. § 704.060	
	(Purpose is to hold Registered title with HCD to Debtor's primary residence) 100 % ownership Line from Schedule A/B: 19.1			100% of fair market value, up to any applicable statutory limit		

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 1 of 2

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Debtor 1 Jamie Lynn Gallian			Case number (if known)	
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own		ount of the exemption you claim	Specific laws that allow exemption
	Copy the value from Schedule A/B	Che	eck only one box for each exemption.	
J-Pad, LLC (Debtor owns 1/3 interest in LLC;	\$0.00		\$0.00	C.C.P. § 704.060
only purpose is to hold a note and UCC-1 filing on Debtor's primary residence) 33.33 % ownership Line from Schedule A/B: 19.2			100% of fair market value, up to any applicable statutory limit	
IIRA: Fidelity IRA Line from Schedule A/B: 21.1	<u>\$7400.00</u>	•	100%	C.C.P. § 704.115(a)(1) & (2), (b)
Life from <i>Genedale 745</i> . 21.1			100% of fair market value, up to any applicable statutory limit	(0)
Personal injury claims against Huntington Beach Gables	unknown \$0.00		100%	C.C.P. § 704.140
Homeowner's Association and Jesus Jasso Jr.; DOI: 8/5/2018; Case No.: 30-2020-01153679 Line from Schedule A/B: 34.1	•		100% of fair market value, up to any applicable statutory limit	
Potential insurance bad faith claim	unknnown \$0.00		100%	C.C.P. § 704.140
against Mercury Insurance related to claim against Huntington Beach Gables Homeowner's Association; No lawsuit filed yet. Related to Case Nos.: 30-2017-00913985, 30-2017-00962999 Line from Schedule A/B: 34.2			100% of fair market value, up to any applicable statutory limit	
Real estate fraud; Failure to	unknown \$0.00	•	100%	C.C.P. § 704.140
disclose, claim against Sandra Bradley; DOI: 04/11/2017; No lawsuit filed yet. Line from Schedule A/B: 34.3			100% of fair market value, up to any applicable statutory limit	
Restitution claim against Jesus Jasso Jr. from PC §242	Unknown \$0.00		100%	C.C.P. § 704.140
OCDA Case no.: 19WM09951 Line from Schedule A/B: 34.4			100% of fair market value, up to any applicable statutory limit	
3. Are you claiming a homestead exemption (Subject to adjustment on 4/01/22 and every  ■ No □ Yes. Did you acquire the property cover □ No	3 years after that for ca	ses fil	·	,

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 2 of 2

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Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 20 of 60

Fill in this infor	mation to identify yοι	ır case:			
Debtor 1	Jamie Lynn Gal	lian			
D-14 3	First Name	Middle Name Last Name		-	
Debtor 2 (Spouse if, filing)	First Name	Middle Name Last Name		-	
United States Ba	inkruptcy Court for the:				
Case number				-	
(if known)				_	k if this is an ded filing
Official Forr	m 106D				
		Who Have Claims Secured	by Propert	у	12/15
Be as complete an is needed, copy th number (if known).	e Additional Page, fill it o	f two married people are filing together, both are equout, number the entries, and attach it to this form. On	ually responsible for su the top of any addition	upplying correct information in the pages, write your na	ation. If more space ame and case
1. Do any creditors	have claims secured by	your property?			
☐ No. Checl	this box and submit th	nis form to the court with your other schedules. Yo	u have nothing else t	o report on this form.	
Yes. Fill in	all of the information b	pelow.			
Part 1: List A	Il Secured Claims				
		nore than one secured claim, list the creditor separately	Column A	Column B	Column C
for each claim. If m	ore than one creditor has	a particular claim, list the other creditors in Part 2. As all order according to the creditor's name.	Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim	Unsecured portion If any
2.1 Houser B		Describe the property that secures the claim:	\$0.00	\$235,000.00	\$0.00
Creditor's Name DBA Ranci Mobilehor 16222 Mon	no Del Rey ne Estates	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Registered HCD Title held by Debtor's single member LLC J-Sandcastle Co, LLC			
92649	Deach, OA	As of the date you file, the claim is: Check all that apply.  Contingent			
Number, Street	, City, State & Zip Code	☐ Unliquidated			
		☐ Disputed			
Who owes the de		Nature of lien. Check all that apply.			
■ Debtor 1 and an Sandcastle Co, LLC □ Debtor 2 only		An agreement you made (such as mortgage or secucar loan)	ıred		
Debtor 1 and De	htor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the	ne debtors and another	☐ Judgment lien from a lawsuit			
Check if this classified community de		Other (including a right to offset)  Unexpired term Unit 4, Space 3		easehold - Tract No.	10542,

Official Form 106D

Schedule D: Creditors Who Have Claims Secured by Property

page 1 of 4

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Det	otor 1 Jamie Lynn Gallian		Case number (if known)		
	First Name Middle	Name Last Name			
22	J-Pad, LLC	Describe the property that secures the claim:	\$175 000 00	\$235,000,00	<b>£0.00</b>
	Creditor's Name	16222 Monterey Ln #376 Huntington	\$175,000.00	\$235,000.00	\$0.00
	4519 Ponderosa Way	Beach, CA 92649 Orange County, HCD			
	Yorba Linda, CA 92886	Title held by Debtor's single member			
	Number, Street, City, State & Zip Code	LLC - J-Sandcastle Co, LLC			
	Ron Pierpont	As of the date you file, the claim is: Check all that			
	Creditor's Name	apply.  Contingent			
	4519 Ponderosa Way	☐ Unliquidated			
	Yorba Linda, CA 92886	☐ Disputed			
Who	o owes the debt? Check one.	Nature of lien. Check all that apply.			
	Debtor 1 only	An agreement you made (such as mortgage or se	cured		
	Debtor 2 only	car loan) Manufactured Home Financing Not			
	•	☐ Statutory lien (such as tax lien, mechanic's lien)	-		
	Debtor 1 and Debtor 2 only at least one of the debtors and another	☐ Judgment lien from a lawsuit			
		Other (including a right to offset) UCC-1 File	No. 19-7691905279 F	ling Date: 1/14/2019;	
	Check if this claim relates to a community debt	<ul> <li>Encumbrance; HCD Lien perfected 8/20</li> </ul>	/2020, Ronald J. Pierpo	nt (Loan WJC 8/7/201	9, 1/27/2020)
	1/14/2019;				
Date	debt was incurred 8/20/2020.	Last 4 digits of account numberLBM1	081		
	· · · · · · · · · · · · · · · · · · ·				
2.3	Kia Motors Finance	Describe the property that secures the claim:	\$4,186.00	\$0.00	\$4,186.00
	Creditor's Name	2020 Kia Sportage			
		Location: 16222 Monterey Ln #376,			
		Huntington Beach CA 92649			
	PO Box 20815	(LEASE)			
	Fountain Valley, CA	As of the date you file, the claim is: Check all that apply.			
	92728	Contingent			
	Number, Street, City, State & Zip Code	□ Unliquidated			
		☐ Disputed			
Who	owes the debt? Check one.	Nature of lien. Check all that apply.			
	ebtor 1 only	☐ An agreement you made (such as mortgage or se	cured		
	ebtor 2 only	car loan)			
	ebtor 1 and Debtor 2 only	Date to the feet of the feet of the second sections of the section sections of the second sections of the section sections of the section sections of the section sections of the section section section sections of the section section section section sect			
	t least one of the debtors and another	Statutory lien (such as tax lien, mechanic's lien)			
	heck if this claim relates to a	U Judgment lien from a lawsuit  Other (including a right to offset) Auto Leas:			
	community debt	Other (including a right to offset)	<del></del>		<del></del>
Data	dahé was in surrad	Last 4 digits of account number 9742			
Date	debt was incurred	Last 4 digits of account number 9/42			
··-	Orange County Tax				
2.4	Assessor	Describe the property that secures the claim:	\$0.00	\$235,000.00	\$0.00
	Creditor's Name	16222 Monterey Ln #376 Huntington			
		Beach, CA 92649 Orange County Title			
		held by Debtor's single member LLC - J-			
		Sandcastle Co, LLC, APN 891-569-62			
	P.O. Box 149	As of the date you file, the claim is: Check all that			
	Santa Ana, CA 92702	apply. □ Contingent			
•	Number, Street, City, State & Zip Code	☐ Unliquidated			
		☐ Disputed			
Who	owes the debt? Check one.	Nature of lien. Check all that apply.			
_		☐ An agreement you made (such as mortgage or sec	ured		
	ebtor 1 only	car loan)	arou .		
	ebtor 2 only				
	ebtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
	least one of the debtors and another	Judgment lien from a lawsuit			
	heck if this claim relates to a ommunity debt	Other (including a right to offset)	axes		
	-				
Date	debt was incurred	Last 4 digits of account number Deca	LBM 1081; APN: 891-5	69 <b>-</b> 62	
Officia	al Form 106D Additiona	Page of Schedule D: Creditors Who Have Cla	ms Secured by Propert	v	page 2 of 4
		5	, open	,	Page 2 01 7

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Debtor 1 Jamie Lynn Gallian		Case number (if known)		
First Name Middle N	ame Last Name			
The Huntington Beach Gables Homeowners Association	Describe the property that secures the claim:	\$319,653.59	\$235,000.00	\$241,319.59
Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC			
San Diego, CA 92131; c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300	As of the date you file, the claim is: Check all that apply.  □ Contingent			
Laguna Hills, CA 92653 Number, Street, City, State & Zip Code	☐ Unliquidated ☐ Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
■ Debtor 1 only □ Debtor 2 only	An agreement you made (such as mortgage or scar loan)	secured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
☐ At least one of the debtors and another	Judgment lien from a lawsuit			
☐ Check if this claim relates to a	☐ Other (including a right to offset)			
community debt	EJ-1			
Date debt was incurred May 6, 2019	Last 4 digits of account number OCJ	C 30-2017-00913985		
The Huntington Beach 2.6 Gables Homeowners Association	Describe the property that secures the claim:	\$9,265.00	\$235,000.00	\$9,265.00
Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131;				
c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653	As of the date you file, the claim is: Check all that apply.  Contingent			
Number, Street, City, State & Zip Code	☐ Unliquidated ☐ Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only	Arı agreement you made (such as mortgage or s car loan)	secured		
Debtor 2 only	_			
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit			
☐ Check if this claim relates to a community debt	Other (including a right to offset)	001 2019000148568 - filed	OC REC. 5/3/2019	
Date debt was incurred March 21, 201		C 30-2017-00962999		

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 3 of 4

Debtor 1 Jamie Lynn Gallian		Case number (if known)		
First Name Middle N	ame Last Name			
2.7 Huntington Beach Gables Homeowners Association	Describe the property that secures the claim	: \$53,684.41	\$235,000.00	\$53,684.41
Creditor's Name: Jasso; Gragnano; Phillips; Beck; Paulin; Burrett. c/o Gordon Rees Scully & Mansukhani 633 W 5th Street. 52nd Floor	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC			
Los Angeles, CA 90071	As of the date you file, the claim is: Check all ti	hat		
c/o Epsten Grinnell & Howell, APC	apply.			
10200 Willow Creek Road, Ste 100	☐ Contingent			
San Diego, CA 92131;	_			
Number, Street, City, State & Zip Code	☐ Unliquidated			
	☐ Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
■ Debtor 1 only □ Debtor 2 only	An agreement you made (such as mortgage car loan)	or secured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lie	en)		
☐ At least one of the debtors and another	☐ Judgment lien from a lawsuit	,		
☐ Check if this claim relates to a community debt	Other (including a right to offset)	ent Lien (JL1) File # U200	0003862424 -7/26/2	2020
Date debt was incurred Dec. 4, 2018	Last 4 digits of account number O	CJC 30-2017-00913985		
If this is the last page of your form, add t	olumn A on this page. Write that number here: the dollar value totals from all pages.	\$561,789.0 \$561,789.0		
Write that number here:		\$501,769.0	U	

Part 2: List Others to Be Notified for a Debt That You Already Listed

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 4 of 4

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Fill in	this informa	tion to identify your	case:					
Debto	or 1	Jamie Lvnn Gallia	n					
		First Name	Middle I	Name	Last Name			
Debto		E. W						
(Spouse	e if, filing)	First Name	Middle N	vame	Last Name			
United	d States Bank	ruptcy Court for the:	CENTRAL	DISTRICT OF CA	LIFORNIA			
Case	number							
(if know				_				Check if this is an
							а	mended filing
Ott: -		4005/5						
	ial Form							4044
		: Creditors W				Part 2 for creditors with NONP		12/15
Schedu Schedu Ieft. Atta	ile G: Executoralle D: Creditors ach the Continund case number	y Contracts and Unexp Who Have Claims Sec uation Page to this pag	ired Leases (C ured by Prope e. If you have	official Form 106G). rty. If more space is no information to re	Do not include needed, copy	contracts on Schedule A/B: Pro any creditors with partially see the Part you need, fill it out, nu do not file that Part. On the top	cured claims imber the en	that are listed in tries in the
		have priority unsecured						· · · · · · · · · · · · · · · · · · ·
	No. Go to Part		a olalilla agail	or you.				
	Yes.	2.						
	res.							
Part 2	List All o	of Your NONPRIORIT	Y Unsecured	l Claims				
3. Do	any creditors	have nonpriority unsec	ured claims a	gainst you?				
	No. You have	nothing to report in this pa	art. Submit this	form to the court with	h vour other sche	edules.		
_	Yes.							
un: tha	secured claim, I	ist the creditor separately	for each claim	. For each claim liste	ed, identify what t	holds each claim. If a creditor ype of claim it is. Do not list clain three nonpriority unsecured clain	ns already inc	luded in Part 1. If more
	BS Inves	tors, LP						Total claim
4.1	G/HB			Last 4 digits of ac	count number	0376		Unknown
		reditor's Name on Karmen Ste. 450 A 92612	0	When was the det	ot incurred?	11/1/2018-present		
		et City State Zip Code		As of the date you	ı file, the claim i	s: Check all that apply		
	Who incurre	d the debt? Check one.						
	Debtor 1 o	only		☐ Contingent				
	Debtor 2 o	only		☐ Unliquidated				
	Debtor 1 a	and Debtor 2 only		☐ Disputed				
	☐ At least or	ne of the debtors and ano	ther	Type of NONPRIO	RITY unsecured	l claim:		
	Check if t	his claim is for a comm	nunity	☐ Student loans				
	debt	subject to offset?		Obligations arisi		ration agreement or divorce that	you did not	
	■ No	,				g plans, and other similar debts		
	Yes			_		d 1/2/2019 30-2019-010	1423	
	55			Other. Specify		UV-AU !U-U !U		

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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Case number (# trown)	
Nonpriority Creditor's Name 633 W 5th Street, 52nd Floor   Los Angeles, CA 90071   Number Sireet (it) State Zp Code   When incurred the debt? Check one.   Debtor 1 only   Debtor 1 and Debtor 2 only   Debtor 1 and Debtor 2 only   Debtor 2 not   Debtor 2 only   Debtor 3 and other similar debts   Debtor 3 and other similar debts   Debtor 4 and Debtor 2 only   Debtor 3 and other similar debts   Debtor 4 and Debtor 2 only   Debtor 4 and Debtor 2 only   Debtor 4 and Debtor 3 and other similar debts   Debtor 4 only   Debtor 4 only   Debtor 4 only   Debtor 4 only   Debtor 5 only   Debtor 6 only   Debtor 7 only   Debtor 7 only   Debtor 6 only   Debtor 6 only   Debtor 7 only   Debtor 7 only   Debtor 6 only   Debtor 6 only   Debtor 7 only   Debtor 7 only   Debtor 8 only   Debtor 8 only 6 o	
Say W 5th Street, 52nd Floor   Los Aggeles C. 49071   Number Sitest City State Zip Code   Who incurred the debt? Check one.   Contingent   Uniquidated   Disputed   Debtor 1 only   Uniquidated   Disputed   Disputed   Debtor 1 only   Uniquidated   Disputed   Debtor 1 only   Uniquidated   Disputed   Disputed   Disputed   Debtor 2 only   Uniquidated   Disputed   Disputed   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debtor 1 only   Debtor 2 only   Debtor 2 only   Debtor 1 only   Debtor 2 only   Debtor 2 only   Debtor 2 only   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debtor 2 only   Debtor 2 only   Debtor 2 only   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debtor 1 only   Debtor 1 only   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debtor 1 only   Debtor 1 only   Debtor 2 only   Debtor 1 only   Debt	Unknown
Who incurred the debt? Check one.  Debtor 1 only Debtor 1 only Debtor 2 only Debtor 2 only Debtor 3 only Debtor 3 only Debtor 3 only Debtor 4 only Debtor 4 only Debtor 5 only Debtor 6 only Debtor 7 only Debtor 6 only Debtor 6 only Debtor 7 only Debtor 7 only Debtor 8 only Debtor 9 only Debtor 1 only Debtor 1 only Debtor 6 only Debtor 1 only Debtor 6 only Debtor 1 only Debtor 6 only Debtor 6 only Debtor 6 only Debtor 1 only Debtor 6 only Debtor 6 only Debtor 6 only Debtor 7 only Debtor 8 only Debtor 9 only Debtor 9 only Debtor 9 only Debtor 9 only Debtor 1 only Debtor 9 only Debtor 1 only Debtor 9 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 9 only Debtor 1 only Debtor 2 only Debtor 1	
Debtor 2 only	
At least one of the debtors and another   Check if this claim is for a community debt   Is the claim subject to offset?   Student loans   Cost Case No. 30-2017-00913985   Huntingto Paulin; Lord Burrett   Last 4 digits of account number   Cost Case No. 30-2017-00913985   Huntingto Paulin; Lord Burrett   Last 4 digits of account number   O376	
Is the claim subject to offset?  No Yes  Debts to pension or profit-sharing plans, and other similar debts OCSC Case No. 30-2017-00913985 Huntington Association; Lee Gragnano; Ted Phillips; Lind Paulin; Lori Burrett Association; Lee Gragnano; Ted Phillips; Lind Paulin; Lori Burrett Association; Lee Gragnano; Ted Phillips; Lind Paulin; Lori Burrett  Last 4 digits of account number 0376 When was the debt incurred?  I1/1/2018-present  As of the date you file, the claim is: Check all that apply Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Association; Lee Gragnano; Ted Phillips; Lind Paulin; Lori Burrett  Last 4 digits of account number 0376  As of the date you file, the claim is: Check all that apply Who incurred the debt? Check one.  Debtor 1 only Debtor 1 only Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt Street City State Zip Code Who incurred the debt? Check one. Debts to pension or profit-sharing plans, and other similar debts Unlawful Detainer Lawsuit Filed 1/2/2019 Other. Specify OCSC 30-2019-01041423  As of the date you file, the claim is: Check all that apply When was the debt incurred?  As of the date you file, the claim is: Check all that apply When was the debt incurred?  As of the date you file, the claim is: Check all that apply When was the debt incurred?  As of the date you file, the claim is: Check all that apply Debtor 1 and Debtor 2 only Debtor 3 a separation agreement or divorce that you did	
OCSC Case No. 30-2017-00913985 Huntington Association; Lee Gragnano; Ted Phillips; Lind Paulin; Lorl Burrett  Last 4 digits of account number	not
Nonpriority Creditor's Name dba Rancho Del Rey Mobile Home Estates 17610 Beach Blvd Ste. 32 Huntington Beach, CA 92647 Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Linternal Revenue Service Nonpriority Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346 Number Street City State Zip Code Who incurred the debt? Check one.  Internal Revenue Service Nonpriority Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346 Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 2	ı Beach Gables Homeowner y Beck; Janine Jasso; Jennif
When was the debt incurred?   11/1/2018-present	Unknown
17610 Beach Bivd Ste. 32 Huntington Beach, CA 92647 Number Street City State Zip Code Who Incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt Is the claim subject to offset? No Debts to pension or profit-sharing plans, and other similar debts  Internal Revenue Service Nonpriority Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346 Number Street City State Zip Code Who Incurred the debt? Check one. Debtor 1 only Debtor 2 only Debtor 2 only Debtor 2 only Debtor 3 only Debtor 4 only Debtor 5 only Debtor 6 only Debtor 6 only Debtor 7 only Debtor 1 only Debtor 1 only Debtor 1 onlopent Unliquidated Disputed Type of NONPRIORITY unsecured claim: Type of NONPRIORITY unsecured claim: Unlawful Detainer Lawsuit Filed 1/2/2019 OCSC 30-2019-01041423  As of the date you file, the claim is: Check all that apply When was the debt incurred? As of the date you file, the claim is: Check all that apply Who Incurred the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 3 only Debtor 4 only Debtor 2 only Debtor 5 only Debtor 6 of the debtors and another Type of NONPRIORITY unsecured claim: Type of NONPRIORITY unsecured claim: Student loans Debtor 6 of the debtors and another Student loans Debtor 6 of the debtors and another Student loans Debtor 7 only Debtor 8 of the debtors and another Student loans Debtor 9 of NONPRIORITY unsecured claim: Debtor 1 only Debtor 9 of Nonpriority of 8 separation agreement or divorce that you did	networks the state of the state
□ Debtor 2 only □ Debtor 1 and Debtor 2 only □ At least one of the debtors and another □ Check if this claim is for a community debt Is the claim subject to offset? □ No □ Debts to pension or profit-sharing plans, and other similar debts □ Other. Specify □ Oth	
□ Debtor 1 and Debtor 2 only □ At least one of the debtors and another □ Check if this claim is for a community debt Is the claim subject to offset? □ No □ Debts to pension or profit-sharing plans, and other similar debts □ Other. Specify □ Other. Specify □ OCSC 30-2019-01041423  4.4 Internal Revenue Service □ Nonpriority Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346 Number Street City State Zip Code Who incurred the debt? Check one. □ Debtor 1 only □ Debtor 2 only □ Debtor 1 and Debtor 2 only □ At least one of the debtors and another □ Check if this claim is for a community debt □ Other. Specify OCSC 30-2019-01041423  □ Debtor 1 only □ Debtor 1 and Debtor 2 only □ Check if this claim is for a community debt □ Obligations arising out of a separation agreement or divorce that you did  Type of NONPRIORITY unsecured claim: □ Student loans □ Disputed □ Student loans □ Obligations arising out of a separation agreement or divorce that you did	
At least one of the debtors and another   Check if this claim is for a community debt   Student loans   Obligations arising out of a separation agreement or divorce that you did report as priority claims   Debts to pension or profit-sharing plans, and other similar debts	
Check if this claim is for a community debt  Is the claim subject to offset?  No  Debts to pension or profit-sharing plans, and other similar debts  Unlawful Detainer Lawsuit Filed 1/2/2019  OCSC 30-2019-01041423   Internal Revenue Service Nonpriority Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346 Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt  Student loans Student loans Dibligations arising out of a separation agreement or divorce that you did report a separation agreement or divorce that you did report a separation agreement or divorce that you did	
debt   Sthe claim subject to offset?   Obligations arising out of a separation agreement or divorce that you did report as priority claims     No	
Is the claim subject to offset?  No  Debts to pension or profit-sharing plans, and other similar debts  Unlawful Detainer Lawsuit Filed 1/2/2019 OCSC 30-2019-01041423  Internal Revenue Service Nonpriority Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346 Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt  Unlawful Detainer Lawsuit Filed 1/2/2019 OCSC 30-2019-01041423	
Unlawful Detainer Lawsuit Filed 1/2/2019 OCSC 30-2019-01041423  Internal Revenue Service Nonpriority Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346 Number Street City State Zip Code Who incurred the debt? Check one. Debtor 1 only Debtor 2 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt Other. Specify Unlawful Detainer Lawsuit Filed 1/2/2019 OCSC 30-2019-01041423  When was the debt incurred?  As of the date you file, the claim is: Check all that apply  Contingent Unliquidated Type of NONPRIORITY unsecured claim: Student loans Obligations arising out of a separation agreement or divorce that you did	not
At   Internal Revenue Service	
Nonpriority Creditor's Name PO Box 7346 Philadelphia, PA 19101-7346  Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt  Number Street City State Zip Code As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  Debtor 1 only Disputed  Type of NONPRIORITY unsecured claim: Student loans Obligations arising out of a separation agreement or divorce that you did	_
Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt  As of the date you file, the claim is: Check all that apply  Contingent Unliquidated Unliquidated Type of NONPRIORITY unsecured claim: Student loans Obligations arising out of a separation agreement or divorce that you did	\$3,361.00
■ Debtor 1 only □ Debtor 2 only □ Debtor 1 and Debtor 2 only □ At least one of the debtors and another □ Check if this claim is for a community debt □ Obligations arising out of a separation agreement or divorce that you did	
□ Debtor 2 only □ Unliquidated □ Debtor 1 and Debtor 2 only □ Disputed □ At least one of the debtors and another □ Check if this claim is for a community debt □ Obligations arising out of a separation agreement or divorce that you did	
□ Debtor 1 and Debtor 2 only □ At least one of the debtors and another □ Check if this claim is for a community debt □ Disputed Type of NONPRIORITY unsecured claim: □ Student loans □ Obligations arising out of a separation agreement or divorce that you did	
☐ At least one of the debtors and another ☐ Check if this claim is for a community debt  Type of NONPRIORITY unsecured claim: ☐ Student loans ☐ Obligations arising out of a separation agreement or divorce that you did	
☐ Check if this claim is for a community debt ☐ Student loans ☐ Obligations arising out of a separation agreement or divorce that you did	
debt	
is the claim subject to offset: (apoil as priority claims	not
■ No □ Debts to pension or profit-sharing plans, and other similar debts	
☐ Yes ☐ Other. Specify Income Taxes	

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Schedule E/F: Creditors Who Have Unsecured Claims

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Debtor	1 Jamie Lynn Gallian	Case number (if known)				
4.5	James H Casello	Last 4 digits of account number	Unknown			
	Nonpriority Creditor's Name Casello & Lincoln, Attorneys at Law 525 N Cabrillo Park Drive Ste 104 Santa Ana, CA 92701	When was the debt incurred?				
	Number Street City State Zip Code	As of the date you file, the claim is: Check all that apply				
	Who incurred the debt? Check one.					
	Debtor 1 only	☐ Contingent				
	Debtor 2 only	☐ Unliquidated				
	☐ Debtor 1 and Debtor 2 only	☐ Disputed				
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:				
	☐ Check if this claim is for a community	☐ Student loans				
	debt Is the claim subject to offset?	Obligations arising out of a separation agreement or divorce that you did not report as priority claims				
	■ No	Debts to pension or profit-sharing plans, and other similar debts				
	□Yes	Other Specify Misc. Debt.				
	L les	Other. Specify				
4.6	Janine Jasso c/o Huntington Beach Gables Homeowners Association Nonpriority Creditor's Name:	Last 4 digits of account number	\$46,138.00			
	Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor	When was the debt incurred? 12/4/2018				
•	Los Angeles, CA 90071	As of the date you file, the claim is: Check all that apply				
	Number Street City State Zip Code	☐ Contingent				
	Who incurred the debt? Check one.					
	Debtor 1 only	☐ Unliquidated				
	Debtor 2 only	☐ Disputed				
	Debtor 1 and Debtor 2 only	Type of NONPRIORITY unsecured claim:  Student loans				
	☐ At least one of the debtors and another	_				
	☐ Check if this claim is for a community debt	☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims				
	is the claim subject to offset? No	□ Debts to pension or profit-sharing plans, and other similar debts ■ Other. Specify EJ-1 2018000467142, FILED 12/14/18 OC CLK REC				
	□Yes	OCSC Case No. 30-2017-00913985 Huntington Beach Gables Homeown Lee Gragnano, Ted Phillips, Lindy Beck, Janine Jasso, Jennifer Paulin, L				
4.7	Jennifer Ann Paulin c/o Huntington Beach Gables Homeowners Association:	Last 4 digits of account number	\$0.00			
	Nonpriority Creditor's Name c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071	When was the debt incurred?				
-	Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply				
	Debtor 1 only	☐ Contingent				
	Debtor 2 only	☐ Unliquidated				
	Debtor 1 and Debtor 2 only	□ Disputed				
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:				
	☐ Check if this claim is for a community	☐ Student loans				
	debt	☐ Obligations arising out of a separation agreement or divorce that you did not				
	Is the claim subject to offset?	report as priority claims				
	No No	☐ Debts to pension or profit-sharing plans, and other similar debts				
	□Yes	■ Other. Specify EJ-1 2018000467142, FILED 12/14/18 OC CLK REC; OC: 30-2017-00913985 Huntington Beach Gables Homeown	SC Case No. ers Association;			

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Schedule E/F: Creditors Who Have Unsecured Claims

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	Ma	oc 1 Filed 07/09/21 Entered 07/09/21 14:15:51	Desc
Debtor	1 Jamie Lynn Gallian IVIA	in Document Page 27 of 60 Case number (if known)	
40	Lee S Gragnano c/o Huntington Beach		
4.8	Gables Homeowners Association	Last 4 digits of account number	\$0.00
	Nonpriority Creditor's Name c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor	When was the debt incurred?	
	Los Angeles, CA 90071	As of the date you file, the claim is: Check all that apply	
	Number Street City State Zip Code	,	
	Who incurred the debt? Check one.	☐ Contingent	
	Debtor 1 only	☐ Unliquidated	
	Debtor 2 only	☐ Disputed	
	Debtor 1 and Debtor 2 only	Type of NONPRIORITY unsecured claim:	
	At least one of the debtors and another	☐ Student loans	
	☐ Check if this claim is for a community debt	Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	Is the claim subject to offset?	☐ Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify EJ-1 2018000467142, FILED 12/14/18 OC CLK REC; 30-2017-00913985 Huntington Beach Gables Homeowners Asso	
	Lindy Beck c/o Huntington Beach Gables	30-2017-00913965 Huntington Beach Gables Homeowners Asso	ciation;
4.9	Homeowners Association	Last 4 digits of account number	\$0.00
	633 W 5th Street, 52nd Floor	When was the debt incurred?	
	Los Angeles, CA 90071	As of the date you file, the claim is: Check all that apply	
	Number Street City State Zip Code		
	Who incurred the debt? Check one.	Contingent	
	Debtor 1 only	☐ Unliquidated	
	☐ Debtor 2 only	Disputed	
	Debtor 1 and Debtor 2 only	Type of NONPRIORITY unsecured claim:	
	☐ At least one of the debtors and another ☐ Check if this claim is for a community	☐ Student loans	
	debt	☐ Obligations arising out of a separation agreement or divorce that you did not	
	Is the claim subject to offset?	report as priority claims	
	No	$\square$ Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify EJ-1 2018000487142, FILED 12/14/18 OC CLK REC; No. 30-2017-00913985 Huntington Beach Gables Homeowners A	OCSC Case
		<b>*</b>	
4.1 0	Lisa Ryan	Last 4 digits of account number	\$8,743.02
	Nonpriority Creditor's Name	10-18-2018	
	20949 Lassen St. Apt 208 Chattsworth, CA 91311	When was the debt incurred?	
•	Number Street City State Zip Code	As of the date you file, the claim is: Check all that apply	
	Who incurred the debt? Check one.		
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	☐ Debtor 1 and Debtor 2 only	☐ Disputed	
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	☐ Student loans	
	debt	Obligations arising out of a separation agreement or divorce that you did not	
	Is the claim subject to offset?	report as priority claims	
	■ No	Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify 30-2018-01013582 Misc Debt	

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Schedule E/F: Creditors Who Have Unsecured Claims

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Debtor	1 Jamie Lynn Gallian	Case number (if known)	
4.1	Lori Burrett Huntington Beach Gables Homeowners Association	Last 4 digits of account number	\$0.00
	Nonpriority Creditor's Name c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor	When was the debt incurred?	
	Los Angeles, CA 90071	As of the date you file, the claim is: Check all that apply	
	Number Street City State Zip Code		
	Who incurred the debt? Check one.	☐ Contingent	
	Debtor 1 only	☐ Unliquidated	
	Debtor 2 only	☐ Disputed	
	Debtor 1 and Debtor 2 only	Type of NONPRIORITY unsecured claim:	
	At least one of the debtors and another Check if this claim is for a community	☐ Student loans	
	debt is the claim subject to offset?	☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	■ No	Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other, Specify EJ-1 2018000467142, FILED 12/14/18 OC CLK No. 30-2017-00913985, Huntington Beach Gables Home	REC; OCSC Case owners Association
4.1	Nationwide Reconveyance, LLC	Last 4 digits of account number	\$0.00
	Nonpriority Creditor's Name c/o Feldsott & Lee	When was the debt incurred?	
	23161 Mill Creek Drive Ste 300		
•	Lagina Hills, CA 92653	As of the date you file, the claim is: Check all that apply	
	Number Street City State Zip Code		
	Who incurred the debt? Check one. Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	☐ Disputed	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	☐ Student loans	
	debt Is the claim subject to offset?	$\square$ Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	■ No	Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify Lawsuit - Case No. 30-2020-01163055-CU-OR-	CJC
4.1 3	Patricia C. Ryan	Last 4 digits of account number	Unknown
	Nonpriority Creditor's Name	When was the debt incurred?	
	20949 Lassen St. Apt 208 Chattsworth, CA 91311		
-	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	☐ Disputed	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	☐ Student loans	
	debt Is the claim subject to offset?	$\square$ Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	■ No	Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify Lawsuit - Houser v Ryan UD	

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Schedule E/F: Creditors Who Have Unsecured Claims

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Debto	Jamie Lynn Gallian	Case number (if known)	
4.1	Rancho Bernard Condominium Management	Last 4 digits of account number	\$0.00
	Nonpriority Creditor's Name	When we she dold be seened to	
	dba Elite Community Management c/o Gordon Rees Scully Mansukhani 5 Park Plaza Ste 1100 Irvine, CA 92614	When was the debt incurred?	
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	☐ Disputed	
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	☐ Student loans	
	debt Is the claim subject to offset?	☐ Obligations arising out of a separation agreement or divorce that you did report as priority claims	not
	■ No	Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify Lawsuit Case No. 30-2020-01163055	
4.1 5	Randall Nickell	Last 4 digits of account number	Unknown
	Nonpriority Creditor's Name 4476 Alderport Dr	When was the debt incurred?	
	Number Street City State Zip Code  Who Incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	□ Disputed	
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	Student loans	
	debt Is the claim subject to offset?	☐ Obligations arising out of a separation agreement or divorce that you did r report as priority claims	not
	■ No	☐ Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Lawsuit - Case No 30-2020-01163055-CU-OR-CJC	
4.1	Orange County Superior Court Bench Citation (Civil C-33)	Last 4 digits of account number 17-00913985	\$5,000.00
	Nonpriority Creditor's Name	When was the debt incurred? 7/8/2021	
	c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653	When was the debt andulad?	
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	☐ Debtor 1 and Debtor 2 only	☐ Disputed	
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	☐ Student loans	
	debt Is the claim subject to offset?	$\square$ Obligations arising out of a separation agreement or divorce that you did neport as priority claims	not
	■ No	☐ Debts to pension or profit-sharing plans, and other similar debts	
	Yes	■ Other. Specify MISC DEBT Collection Case 30-2017-0091398	5

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Schedule E/F: Creditors Who Have Unsecured Claims

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Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 30 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) 4.1 People of the State \$ 13,229.24 Of California 18WM05278 Last 4 digits of account number Nonpriority Creditor's Name **West Justice Center** When was the debt incurred? 8141 13th Street Westminster, CA 91683 As of the date you file, the claim is: Check all that apply Number Street City State Zip Code Who incurred the debt? Check one. Debtor 1 only ☐ Contingent Debtor 2 only ☐ Unliquidated Debtor 1 and Debtor 2 only ☐ Disputed Type of NONPRIORITY unsecured claim:  $\square$  At least one of the debtors and another ☐ Student loans  $\square$  Check if this claim is for a community debt  $\square$  Obligations arising out of a separation agreement or divorce that you did not Is the claim subject to offset? report as priority claims ■ No Debts to pension or profit-sharing plans, and other similar debts ☐ Yes Other. Specify Misc. Debt - 2021000348287 Filed 05/27/2021; OC Clerk Recorder **Superior Default Services Inc** \$0.00 Last 4 digits of account number Nonpriority Creditor's Name c/o Feldsott & Lee When was the debt incurred? 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653 Number Street City State Zip Code As of the date you file, the claim is: Check all that apply Who incurred the debt? Check one. Debtor 1 only ☐ Contingent Debtor 2 only ☐ Unliquidated Debtor 1 and Debtor 2 only ☐ Disputed Type of NONPRIORITY unsecured claim: At least one of the debtors and another ☐ Student loans ☐ Check if this claim is for a community debt  $\square$  Obligations arising out of a separation agreement or divorce that you did not Is the claim subject to offset? report as priority claims ■ No  $\square$  Debts to pension or profit-sharing plans, and other similar debts ☐ Yes ■ Other. Specify Lawsuit 30-2020-01163055 4.1 9 The Huntington Beach Gables \$319,653.59 Last 4 digits of account number Nonpriority Creditor's Name 5/6/2019 **Homeowners Association** When was the debt incurred? c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131 Number Street City State Zip Code As of the date you file, the claim is: Check all that apply Who incurred the debt? Check one. Debtor 1 only ☐ Contingent

☐ Check if this claim is for a community debt is the claim subject to offset?	☐ Student loans ☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims				
No	☐ Debts to pension or profit-sharing plans, and other similar debts				
Yes	Other. Specify EJ-001 2019000165259, FILED 05/16/2019 OC CLERK RECORDER; OCSC No. 30-2017-00913985; Huntington Beach Gables Homeowners Association				
	OCSC NO. 30-2017-00913963; Huntington Beach Gables Homeowners Associate				

Type of NONPRIORITY unsecured claim:

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Debtor 2 only

Debtor 1 and Debtor 2 only

At least one of the debtors and another

Schedule E/F: Creditors Who Have Unsecured Claims

☐ Unliquidated

☐ Student loans

☐ Disputed

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Debto	1 Jamie Lynn Gallian	Case number (if known)	
4.2	The Huntington Beach Gables	Last 4 digits of account number	\$9,265.00
	Nonpriority Creditor's Name		77,277
	Homeowners Association	When was the debt incurred? March 21, 2019	<del></del>
	c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100		
	San Diego, CA 92131  Number Street City State Zip Code	As of the date you file, the claim is: Check all that apply	
	Who incurred the debt? Check one.	25 of the date you me, the staning. Offeek all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	☐ Disputed	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	☐ Student loans	
	debt Is the claim subject to offset?	Obligations arising out of a separation agreement or divorce that you did report as priority claims	not
	■ No	$\square$ Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify EJ-001 2019000148568, FILED 05/03/2019 OC COCSC Case No. 30-2017-00962999, Huntington Beach Gable	
4.2	The Huntington Beach Gables	Last 4 digits of account number	\$3,070.00
	Nonpriority Creditor's Name Homeowners Association c/o Epsten Grinnell & Howell APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131	When was the debt incurred? September 27, 2018	
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	□ Unliquidated	
	Debtor 1 and Debtor 2 only	☐ Disputed	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	☐ Student loans	
	debt	Obligations arising out of a separation agreement or divorce that you did	not
	Is the claim subject to offset?	report as priority claims	
	■ No □ Yes	☐ Debts to pension or profit-sharing plans, and other similar debts ☐ Other. Specify EJ-001 2018000435011, FILED 11/19/2018 OC CI OCSC No. 30-2017-00913985, Huntington Beach Gables Ho	
4.2	Ted Phillips c/o Huntington Beach Gables Homeowners Association	Last 4 digits of account number	\$0.00
	Nonpriority Creditor's Name c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor	When was the debt incurred?	
	Los Angeles, CA 90071	As of the date you file, the claim is: Check all that apply	
	Number Street City State Zip Code		
	Who incurred the debt? Check one.  Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	Disputed	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:  Student loans	
	Check if this claim is for a community	☐ Obligations arising out of a separation agreement or divorce that you did r	not.
	Is the claim subject to offset?	report as priority claims	IUI
	■ No	Debts to pension or profit-sharing plans, and other similar debts	
	Yes	<ul> <li>Other. Specify EJ-001 2018000467142, FILED 12/14/2018 OC COSC No. 30-2017-00913985. Huntington Beach Gables Hon</li> </ul>	

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Schedule E/F: Creditors Who Have Unsecured Claims

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Debtor	1 Jamie Lynn Gallian	Case number (if known)	
4.2	The Huntington Beach Gables Homeowners Association Nonpriority Creditor's Name	Last 4 digits of account number	Unknown
	c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653	When was the debt incurred?	
	Number Street City State Zip Code=	As of the date you file, the claim is: Check all that apply	
	Who incurred the debt? Check one.  Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	☐ Disputed	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community debt Is the claim subject to offset?	☐ Student loans ☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	No	Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify OCSC CX Complaint Lawsuit 30-2020-011630  Nickel vs. Huntington Beach Gables Homeo	
4.2 4	United Airlines Nonpriority Creditor's Name	Last 4 digits of account number 10092	\$9,572.91
	PO Box 0675 Carol Stream, IL 60132-0675	When was the debt incurred?	
		As of the date you file, the claim is: Check all that apply	
	Number Street City State Zip Code=		
	Who incurred the debt? Check one.	☐ Contingent	
	■ Debtor 1 only □ Debtor 2 only	☐ Unliquidated	
	_	☐ Disputed	
	Debtor 1 and Debtor 2 only	Type of NONPRIORITY unsecured claim:	
	☐ At least one of the debtors and another☐ Check if this claim is for a community=	Student loans	
	debt	☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	is the claim subject to offset?	Debts to pension or profit-sharing plans, and other similar debts	
	Yes	Other. Specify Misc Debt COBRA	
4.2 5	US Bank NA	Last 4 digits of account number 6482	\$9,145.00
	Nonpriority Creditor's Name PO Box 64799 Saint Paul, MN 55164	When was the debt incurred?	
-	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	□ Disputed	
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	☐ Check if this claim is for a community	☐ Student loans	
	debt Is the claim subject to offset?	Obligations arising out of a separation agreement or divorce that you did not	
		report as priority claims  Debts to pension or profit-sharing plans, and other similar debts	
	■ No		
	Yes	Other. Specify= Collection	

Part 3: List Others to Be Notified About a Debt That You Already Listed

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Schedule E/F: Creditors Who Have Unsecured Claims

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<sup>5.</sup> Use this page only if you have others to be notified about your bankruptcy, for a debt that you already listed in Parts 1 or 2. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the original creditor in Parts 1 or 2, then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Parts 1 or 2, list the additional creditors here. If you do not have additional persons to be notified for any debts in Parts 1 or 2, do not fill out or submit this page.

Case 8:21-bk-11710-ES		1 Entered 07/09/21 14:15:51 Desc ge 33 of 60
Debtor 1 Jamie Lynn Gallian		Case number (if known)
Name and Address Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653	On which entry in Part 1 or Part 2 did Line 4.23 of (Check one): Last 4 digits of account number	d you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims  Part 2: Creditors with Nonpriority Unsecured Claims
Name and Address Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653	On which entry in Part 1 or Part 2 did Line 4.12 of (Check one): Last 4 digits of account number	d you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims  Part 2: Creditors with Nonpriority Unsecured Claims
Name and Address Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653	On which entry in Part 1 or Part 2 did Line 4.18 of (Check one):	d you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims  Part 2: Creditors with Nonpriority Unsecured Claims
Name and Address Gorden G May Grant, Genovese & Baratta, LLP 2030 Main Street, Ste. 1600 irvine, CA 92614	On which entry in Part 1 or Part 2 did Line 4.1 of (Check one): Last 4 digits of account number	d you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims  Part 2: Creditors with Nonpriority Unsecured Claims
Name and Address Gordon Rees Scully & Mansukhani 5 Park Plaza Ste. 1100 Irvine, CA 92614	On which entry in Part 1 or Part 2 dic Line 4.14 of (Check one):  Last 4 digits of account number	you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims  Part 2: Creditors with Nonpriority Unsecured Claims
Name and Address Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071	On which entry in Part 1 or Part 2 dic Line <u>4.2</u> of (Check one): 4.6; 4.7; 4.8; 4.9; 4.11; 4.22 Last 4 digits of account number	you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims  Part 2: Creditors with Nonpriority Unsecured Claims
Name and Address Mark Mellor Mellor Law Firm 6800 Indiana Avenue Ste. 220 Riverside, CA 92506	On which entry in Part 1 or Part 2 did Line 4.15 of (Check one):	you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims  Part 2: Creditors with Nonpriority Unsecured Claims
Name and Address Vivian J. Alston Alston, Alston, & Diebold 27201 Puerta Real, Ste. 300 Mission Viejo, CA 92691	On which entry in Part 1 or Part 2 did Line 4.3 of (Check one): Last 4 digits of account number	you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims  Part 2: Creditors with Nonpriority Unsecured Claims

#### Part 4: Add the Amounts for Each Type of Unsecured Claim

6. Total the amounts of certain types of unsecured claims. This information is for statistical reporting purposes only. 28 U.S.C. §159. Add the amounts for each type of unsecured claim.

					Total Claim	
Total	6a.	Domestic support obligations	6a.	\$		0.00
claims from Part 1	6b.	Taxes and certain other debts you owe the government	6b.	\$		0.00
	6c.	Claims for death or personal injury while you were intoxicated	6c.	\$		0.00
	6d.	Other. Add all other priority unsecured claims. Write that amount here.	6d.	\$		0.00
	6e.	Total Priority. Add lines 6a through 6d.	6e.	\$		0.00
Total	6f.	Student loans	6f.	\$	Total Claim	0.00
claims from Part 2	6g.	Obligations arising out of a separation agreement or divorce that	6g.	\$		0.00
	6h.	Debts to pension or profit-sharing plans, and other similar debts	6h.	\$		0.00
claims	6g.	Obligations arising out of a separation agreement or divorce that you did not report as priority claims	6g.	·	Total Claim	0,0

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

Page 10 of 11

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Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 306 of 648

	Case 8:	21-bk-11710-ES			09/21 Page			/21 14:15:51	Desc
Debtor 1	Jamie Ly	nn Gallian				Case nui	mber (if known)		
	6i. Other. Add all other nonprior here.			claims. Write tha	t amount	6i.	\$	427,177.76	
	6j. Total Nonpriority. Add lines 6f through 6i.				<b>6</b> j.	\$	427,177.76		

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 35 of 60

Fill in this inform	ation to identify your	case:		
Debtor 1	Jamie Lynn Gallia	an		
	First Name	Middle Name	Last Name	
Debtor 2				
(Spouse if, filing)	First Name	Middle Name	Last Name	
United States Ban	kruptcy Court for the:	CENTRAL DISTRICT O	F CALIFORNIA	
Case number		t-motorie-te-de-de-de-de-de-de-de-de-de-de-de-de-de		Check if this is an
				amended filing

### Official Form 106G

## Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the additional page, fill it out, number the entries, and attach it to this page. On the top of any additional pages, write your name and case number (if known).

1. Do you have any executory contracts or unexpired leases?

Dans and the contract of lane

- No. Check this box and file this form with the court with your other schedules. You have nothing else to report on this form.
- ☐ Yes. Fill in all of the information below even if the contacts of leases are listed on Schedule A/B:Property (Official Form 106 A/B).
- List separately each person or company with whom you have the contract or lease. Then state what each contract or lease is for (for example, rent, vehicle lease, cell phone). See the instructions for this form in the instruction booklet for more examples of executory contracts and unexpired leases.

Ctate what the contract or local is for

		with whom you have the lumber, Street, City, State and ZIP		ate what the contract or lease is for
2.1	Kia Motors Name			Kia Sportage Car Lease
	P.O. Box 2081	5		
	Number Street			
	Fountain Valle		715.0	
	City	State	ZIP Code	
2.2	Robert P. Warı	mington Co		Unexpired Ground Leasehold Located on APN
	Name 3090 Pullman	St.		178-011-01, Unit 4, Tract 10542, Space 376. Expires 12/31/2059
	Number Street Costa Mesa, C	A 92626		·
	City	State	ZIP Code	
2.3	BS Investors,	LP		Unexpired Ground Leasehold Located on APN
	Name			178-011-01. Unit 4, Tract 10542, Space 376.
	18201 Von Ka	rman Ste. 450		Expires 12/31/2059
	Number Street			•
	, 07.1	92612		
	City	State	ZIP Code	
2.4		Co dba Rancho Del R	ey Mobilehome Estates	Unexpired Ground Leasehold, Located on APN
	Name			178-011-01. Unit 4, Tract 10542, Space 376.
	16222 Monter	ey Ln		Expires 12/31/2059
	Number Street			
		Beach CA 92649		
0.5	City	State	ZIP Code	
2.5				
	Name			
	Number Street		<del> </del>	
	City	State	ZIP Code	

Official Form 106G

Schedule G: Executory Contracts and Unexpired Leases

Page 1 of 1

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Debtor 1					
Deptor 1	Jamie Lynn Gal	Middle Name	Last Name		
Debtor 2 (Spouse if,		Middle Name	Last Name		
	states Bankruptcy Court for the:				
		OLIVITAL DIOTATO	OI OALII OITIIA		
Case nul	mber			☐ Check if this is amended filing	
Offici	al Form 106H				
Sche	dule H: Your Cod	debtors			12/15
people a fill it out, your nam	re filing together, both are eq and number the entries in th ne and case number (if known	ually responsible for sup the boxes on the left. Attac n). Answer every question	oplying correct information the Additional Page to n.	s complete and accurate as possible. If two ma on. If more space is needed, copy the Addition of this page. On the top of any Additional Page	nal Page,
1. 0	o you have any codebtors? (I	n you are ming a joint case,	, do not list either spouse	as a codebior.	
■ N					
	ona, California, Idaho, Louisiana			<ul> <li>(Community property states and territories incleased and Wisconsin.)</li> </ul>	uae
	o. Go to line 3.				
<b>■</b> Y	es. Did your spouse, former spo	ouse, or legal equivalent liv	ve with you at the time?		
	■ No				
	☐ Yes.				
		ate or territory did you live?	-NONE-	Fill in the name and current address of that	person.
			-NONE-	. Fill in the name and current address of that	person.
	In which community sta	spouse, or legal equivalent	-NONE-	Fill in the name and current address of that	person.
in lir Forn	In which community sta  Name of your spouse, former s Number, Street, City, State & Z  Dlumn 1, list all of your codet the 2 again as a codebtor only	pouse, or legal equivalent tip Code otors. Do not include you if that person is a guaral	r spouse as a codebtor ntor or cosigner. Make s	. Fill in the name and current address of that  if your spouse is filing with you. List the personer you have listed the creditor on Schedule I  GG). Use Schedule D, Schedule E/F, or Schedu	on shown D (Official
in lir Forn	In which community sta  Name of your spouse, former s Number, Street, City, State & Z  Dlumn 1, list all of your codet the 2 again as a codebtor only n 106D), Schedule E/F (Official	pouse, or legal equivalent lip Code otors. Do not include you If that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s	if your spouse is filing with you. List the persoure you have listed the creditor on Schedule I	on shown O (Official ile G to fill
in lir Forn	Name of your spouse, former s Number, Street, City, State & Z Dlumn 1, list all of your codet the 2 again as a codebtor only n 106D), Schedule E/F (Official Column 2.	pouse, or legal equivalent lip Code otors. Do not include you If that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s	if your spouse is filing with you. List the perso ure you have listed the creditor on Schedule I SG). Use Schedule D, Schedule E/F, or Schedu Column 2: The creditor to whom you owe	on shown O (Official ile G to fill
in lir Forn out (	Name of your spouse, former s Number, Street, City, State & Z Dlumn 1, list all of your codet the 2 again as a codebtor only n 106D), Schedule E/F (Official Column 2.	pouse, or legal equivalent lip Code otors. Do not include you If that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s	if your spouse is filing with you. List the person ure you have listed the creditor on Schedule IsG). Use Schedule D, Schedule E/F, or Schedule Column 2: The creditor to whom you owe to Check all schedules that apply:  Schedule D, line Schedule E/F, line	on shown O (Official ile G to fill
in lir Forn out (	In which community standard in which community standard in which community standard in which column 1, list all of your code to 2 again as a codebtor only in 106D), Schedule E/F (Official Column 2.  **Column 1: Your codebtor Name, Number, Street, City, State and Standard in Warme.**  Name	pouse, or legal equivalent lip Code otors. Do not include you If that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s	if your spouse is filling with you. List the personure you have listed the creditor on Schedule IsG). Use Schedule D, Schedule E/F, or Schedule Column 2: The creditor to whom you owe scheck all schedules that apply:	on shown O (Official ile G to fill
in lir Forn out (	Name of your spouse, former s Number, Street, City, State & Z Dlumn 1, list all of your codet ne 2 again as a codebtor only n 106D), Schedule E/F (Official Column 2.	pouse, or legal equivalent lip Code otors. Do not include you If that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s	if your spouse is filing with you. List the person ure you have listed the creditor on Schedule IsG). Use Schedule D, Schedule E/F, or Schedule Column 2: The creditor to whom you owe to Check all schedules that apply:  Schedule D, line Schedule E/F, line	on shown O (Official ile G to fil
in IIr Forn out (	In which community sta  Name of your spouse, former s Number, Street, City, State & Z  Dlumn 1, list all of your codet ne 2 again as a codebtor only n 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and S	pouse, or legal equivalent ip Code otors. Do not include you if that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s dule G (Official Form 100	if your spouse is filing with you. List the person ture you have listed the creditor on Schedule IsG). Use Schedule D, Schedule E/F, or Schedule Column 2: The creditor to whom you owe to Check all schedules that apply:    Schedule D, line	on shown O (Official ile G to fill
in lir Forn out (	In which community sta  Name of your spouse, former s Number, Street, City, State & Z  Dlumn 1, list all of your codet ne 2 again as a codebtor only n 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and S	pouse, or legal equivalent ip Code otors. Do not include you if that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s dule G (Official Form 100	if your spouse is filing with you. List the person ure you have listed the creditor on Schedule IsG). Use Schedule D, Schedule E/F, or Schedule Column 2: The creditor to whom you owe to Check all schedules that apply:  Schedule D, line Schedule E/F, line	on shown O (Official ile G to fill
in IIr Forn out (	In which community sta  Name of your spouse, former s Number, Street, City, State & Z  Polumn 1, list all of your codet  the 2 again as a codebtor only  n 106D), Schedule E/F (Official  Column 1: Your codebtor  Name, Number, Street, City, State and I  Name  Street  City	pouse, or legal equivalent ip Code otors. Do not include you if that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s dule G (Official Form 100	if your spouse is filing with you. List the person ture you have listed the creditor on Schedule IGG). Use Schedule D, Schedule E/F, or Schedule Column 2: The creditor to whom you owe to Check all schedules that apply:  Schedule D, line Schedule E/F, line Schedule G, line Schedule D, line	on shown O (Official ile G to fill
in Ilr Form out (	In which community sta  Name of your spouse, former s Number, Street, City, State & Z  Polumn 1, list all of your codet  the 2 again as a codebtor only  n 106D), Schedule E/F (Official  Column 1: Your codebtor  Name, Number, Street, City, State and I  Name  Street  City	pouse, or legal equivalent ip Code otors. Do not include you if that person is a guaral al Form 106E/F), or Sched	r spouse as a codebtor ntor or cosigner. Make s dule G (Official Form 100	if your spouse is filing with you. List the person ture you have listed the creditor on Schedule IsG). Use Schedule D, Schedule E/F, or Schedule Column 2: The creditor to whom you owe to Check all schedules that apply:  Schedule D, line Schedule E/F, line Schedule G, line Schedule D, line Schedule D, line	on shown O (Official ile G to fill

Official Form 106H Software Copyright (c) 1996-2021 Best Case, LLC - www.bestcase.com Schedule H: Your Codebtors

Page 1 of 1 Best Case Bankruptcy

Fill	in this information to id	lentify your ca	se:								
Del	btor 1	amie Lynn (	Sallian								
	btor 2 										
Uni	ted States Bankruptcy	Court for the:	CENTRAL DISTRICT	OF CALIFORNIA		_					
	se number 						□ A		ed filing ent showir	ng postpetiti ollo <del>wi</del> ng dal	
0	fficial Form 1	061						M / DD/ Y		onowing dai	
	chedule I: Yo		me				IVI	א וטט ו ואו	***		12/15
sup <sub> </sub>	plying correct informatuse. If you are separation a separate sheet to	ation. If you a ted and your this form. O	ble. If two married per re married and not fili spouse is not filing w n the top of any addit	ng jointly, and yo	ur spouse i clude infori	is livi matic	ing with i	you, İnclı your spo	ude informuse. If m	nation abo	ut your s needed,
1.	Fill in your employment information.	nent		Debtor 1				Debtor 2	or non-f	lling spous	e
	If you have more than	n one job,		☐ Employed				☐ Emple	oyed	· · · · · · · · · · · · · · · · · · ·	
	attach a separate page with information about additional employers.		Employment status	■ Not employed			mployed				
	. ,		Occupation	Unemployed/E							
	Include part-time, sea self-employed work.	isonai, or	Employer's name	injury left foot	, with nen	/					
	Occupation may inclu or homemaker, if it ap		Employer's address	impingment, p bone left inter	•						
			How long employed t	Flight Attendan here? 22 <u>years</u>				2018			
Par	t 2: Give Details	About Mont	hly income								
<b>Esti</b> i spou	mate monthly income use unless you are sepa	as of the dat arated.	e you file this form. If	you have nothing t	to report for	any i	ine, write	\$0 in the	space. In	clude your n	on-filing
	u or your non-filing spo e space, attach a separ		e than one employer, conis form.	ombine the informa	ation for all e	emplo	yers for t	hat perso	n on the li	nes below. I	lf you need
							For Deb	tor 1		btor 2 or ng spouse	
2.			, and commissions (b liculate what the month		2.	\$		0.00	\$	N/A	<u>4</u>
3.	Estimate and list mo	onthly overtin	пе рау.		3.	+\$		0.00	+\$	N/A	<u> </u>
4.	Calculate gross Inco	ome. Add line	2 + line 3.		4.	\$		0.00	\$	N/A	

Official Form 106l Schedule I: Your Income page 1

### Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 38 of 60

Debt	or 1	Jamie Lynn Gallian	-	Case	number (if known)		
				For	Debtor 1		Debtor 2 or n-filing spouse
	Cop	by line 4 here	4.	\$	0.00	\$	N/A
5.	Liet	all payroll deductions:					
J.		• •	F-	œ	0.00	œ	AL/A
	5a. 5b.	Tax, Medicare, and Social Security deductions  Mandatory contributions for retirement plans	5a. 5b.	\$	0.00	\$ \$	N/A
	5c.	Voluntary contributions for retirement plans	5c.	\$	0.00	\$	N/A N/A
	5d.	Required repayments of retirement fund loans	5d.	\$	0.00	\$-	N/A
	5e.	Insurance	5e.	\$	0.00	š-	N/A
	5f.	Domestic support obligations	5f.	\$	0.00	\$	N/A
	5g.	Union dues	5g.	\$	0.00	<b>\$</b> _	N/A
	5h.	Other deductions. Specify:	_ 5h.+	- \$	<del></del>	+ \$_	N/A
6.	Add	the payroll deductions. Add lines 5a+5b+5c+5d+5e+5f+5g+5h.	6.	\$	0.00	\$	N/A
7.	Calc	culate total monthly take-home pay. Subtract line 6 from line 4.	7.	\$	0.00	\$	N/A
8.	List 8a.	all other income regularly received:  Net income from rental property and from operating a business, profession, or farm  Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total					
		monthly net income.	8a.	\$	1,000.00	\$	N/A
	8b.	Interest and dividends	8b.	\$	0.00	\$	N/A
	8c.	Family support payments that you, a non-filing spouse, or a dependent regularly receive					
		Include alimony, spousal support, child support, maintenance, divorce settlement, and property settlement.	8c.	\$	0.00	\$	N/A
	8d.	Unemployment compensation	8d.	\$	0.00	š-	N/A
	8e.	Social Security	8e.	\$	0.00	\$	N/A
	8f.	Other government assistance that you regularly receive Include cash assistance and the value (if known) of any non-cash assistance that you receive, such as food stamps (benefits under the Supplemental Nutrition Assistance Program) or housing subsidies. Specify:	8f.	\$	0.00	\$	N/A
	8g.	Pension or retirement income	_ 8g.	\$	0.00	\$	N/A
	8h.	Other monthly income. Specify:	8h.+	· \$	0.00	+ \$	N/A
9.	Add	all other income. Add lines 8a+8b+8c+8d+8e+8f+8g+8h.	9.	\$	1,000.00	\$_	N/A
10.	Calc	culate monthly income. Add line 7 + line 9.	10. \$	1	.000.00 + \$		N/A = \$ 1,000.00
		the entries in line 10 for Debtor 1 and Debtor 2 or non-filing spouse.	Ľ				
	Inclu othe	e all other regular contributions to the expenses that you list in Schedule ide contributions from an unmarried partner, members of your household, your or friends or relatives. In include any amounts already included in lines 2-10 or amounts that are not a cify:	depen	-			Schedule J. 11. +\$ 0.00
		the amount in the last column of line 10 to the amount in line 11. The rest e that amount on the Summary of Schedules and Statistical Summary of Certain ies					12. \$ 1,000.00  Combined monthly income
13.	Do v	rou expect an increase or decrease within the year after you file this form?	>				monthly income
	<b>■</b> ĺ	No.					
		Yes. Explain:					

Fill	in this information to identify you	r case:							
Det	otor 1 Jamie Lynn G	allian			Cł	neck if t	his is:		
D-1	-10						mended filing		
	otor 2 ouse, if filing)							ring postpetition cha he following date:	apter
Linit	ted States Bankruptcy Court for the:	CENTE	PAL DISTRICT OF CALLEC	PNIA		MANA	DD / YYYY		
Oilli	ted States Bankrupicy Court for the.	OLIVIII	VAL DIGITATO I OF CALIF C	11111		191191	<i>DD7</i> 1111		
	se number nown)								
(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			- All						
$\cap$	fficial Form 106J								
									40/45
	chedule J: Your E			e filing together, ho	th are ec	mally r	esponsible for	r supplying correc	12/15
info	ormation. If more space is need mber (if known). Answer every	led, atta	ch another sheet to this						
	Describe Your Househo	old	and the second s						
1.	Is this a joint case?								
	■ No. Go to line 2.  ☐ Yes. Does Debtor 2 live in	a sanar	ate household?						
	□ No	u sepui	ate nousenoid:						
		file Offici	al Form 106J-2, <i>Expenses</i>	for Separate Housel	hold of D	ebtor 2.			
2.	Do you have dependents?	No							
	Do not list Debtor 1 and Debtor 2.	□ Yes.	Fill out this information for each dependent	Dependent's relation Debtor 1 or Debtor			ependent's ge	Does dependent live with you?	
	Do not state the					DOMES POOR	THE PARTY OF THE P	□ No	
	dependents names.					<del></del>		□ Yes □ No	
								☐ Yes	
								□ No	
								☐ Yes	
								□ No	
								☐ Yes	
3.	Do your expenses include	_ =	No						
	expenses of people other that yourself and your dependent:		Yes						
_			_						
Par	t 2: Estimate Your Ongoing imate your expenses as of you			ou are using this fo	rm as a s	uppler	nent in a Char	oter 13 case to ren	ort
exp	enses as of a date after the ba								
app	olicable date.								
	ude expenses paid for with no								
	value of such assistance and I ficial Form 106I.)	nave inc	luded it on S <i>chedule I:</i> Y	our Income			Your expe	nses	
(01)	nciai i oim ioo.,				100				
4.	The rental or home ownership payments and any rent for the g			nclude first mortgage	4.	\$		0.00	
	If not included in line 4:								
	4a. Real estate taxes				4a.	\$		100.00	
	4b. Property, homeowner's, o				4b.	\$		100.00	
	4c. Home maintenance, repa	•			4c.			100.00	
_	4d. Homeowner's association			it-laa	4d.			0.00	
5.	Additional mortgage payment	s tor yo	our residence, such as hor	ne equity loans	5.	<b>a</b>		100.00	

Official Form 106J

Schedule J: Your Expenses

page 1

Debto	or 1 Jamie Lynn Gallian	Case num	nber (if known)	
6. <b>l</b>	Jtilities:			
6	Sa. Electricity, heat, natural gas	6a.	\$	200.00
$\epsilon$	6b. Water, sewer, garbage collection	6b.	\$	60.00
6	6c. Telephone, cell phone, Internet, satellite, and cable services	6c.	\$	160.00
6	6d. Other. Specify:= Space #376 Rent	6d.	\$	1,086.00
7. <b>F</b>	ood and housekeeping supplies	7.	\$	500.00
8. (	Childcare and children's education costs	8.	\$	0.00
9. (	Clothing, laundry, and dry cleaning	9.	\$	0.00
10. F	Personal care products and services	10.	\$	30.00
11.	Medical and dental expenses	11.	\$	125.00
12. 1	Fransportation. Include gas, maintenance, bus or train fare.			
0	Do not include car payments.	12.		100.00
13. E	Entertainment, clubs, recreation, newspapers, magazines, and books	13.		0.00
14. (	Charitable contributions and religious donations	14.	\$	0.00
15. li	nsurance.			
	Do not include insurance deducted from your pay or included in lines 4 or 20.			
1	5a. Life insurance	15a.	·	0.00
1	5b. Health insurance	15b.	\$	0.00
1	5c. Vehicle insurance	15c.	\$	175.00
1	5d. Other insurance. Specify:	15d.	\$	0.00
16. T	axes. Do not include taxes deducted from your pay or included in lines 4 or 20.	<del></del>	-	
S	Specify:	16.	\$	0.00
	nstallment or lease payments: 7a. Car payments for Vehicle 1	17a.	\$	240.00
	7b. Car payments for Vehicle 2	17a. 17b.		0.00
	- 00 0 16	176. 17c.		
	7c. Other Specify:		*	0.00
	7d. Other. Specify:	17d.	<b>&gt;</b>	0.00
	our payments of alimony, maintenance, and support that you did not report as leducted from your pay on line 5, Sc <i>hedule I, Your Income</i> (Official Form 106I).	18.	\$	0.00
	Other payments you make to support others who do not live with you.		\$	0.00
	Specify:	19.	<u> </u>	0.00
	Other real property expenses not included in lines 4 or 5 of this form or on Sche		our Income.	
	Oa. Mortgages on other property	20a.		0.00
	0b. Real estate taxes	20b.	\$	0.00
	0c. Property, homeowner's, or renter's insurance	20c.		0.00
	0d. Maintenance, repair, and upkeep expenses	20d.	·	0.00
	0e. Homeowner's association or condominium dues	20e.		0.00
		21.		0.00
21.	Other: Specify:		T-3	0.00
22. <b>C</b>	Calculate your monthly expenses			
2	2a. Add lines 4 through 21.		\$	2,676.00
	2b. Copy line 22 (monthly expenses for Debtor 2), if any, from Official Form 106J-2=		\$	
	2c. Add line 22a and 22b. The result is your monthly expenses.		\$	2.676.00
_	20. Add line 22d and 22b. The result is your mortally expenses.		Ť	2.070.00
23. <b>C</b>	calculate your monthly net income.			
2	3a.= Copy line 12 (your combined monthly income) from Schedule I.	23a.	\$	1,000.00
2	3b.= Copy your monthly expenses from line 22c above.	23b.	-\$	2,676.00
2	3c. Subtract your monthly expenses from your monthly income.	22-	e	-1.676.00
	The result is your monthly net income.	23c.	Ψ	-1,070.00
F	to you expect an increase or decrease in your expenses within the year after your example, do you expect to finish paying for your car loan within the year or do you expect your hodification to the terms of your mortgage?			or decrease because of a
_	No.			
Г	Yes. Explain here:			

Official Form 106J

Schedule J: Your Expenses

page 2

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 313 of 648

Fill in this inform	ation to identify your	case:			
Debtor 1	Jamie Lynn Galli	an			
	First Name	Middle Name	Last Name		
Debtor 2 (Spouse if, filing)	First Name	Middle Name	Last Name		
United States Ban	kruptcy Court for the:	CENTRAL DISTRICT O	F CALIFORNIA		
Case number (if known)				☐ Check if this i amended filin	
Official Form		ali: :! al a.	Dahtada Cah		
Declarati	on About a	in individual	Debtor's Sch	reaules	12/15
	U.S.C. §§ 152, 1341, 1				
Did you pay	or agree to pay some	one who is NOT an attorn	ney to help you fill out bar	nkruptcy forms?	
■ No					
☐ Yes. Na	ame of person			Attach Bankruptcy Petition Preparer', Declaration, and Signature (Official F	
Under penalt that they are	y of perjury, I declare true and correct.	that I have read the sumr	nary and schedules filed v		
Signature	of Debtor 1	2/) 2/	Signature of De	ebtor 2	
Date	11/1/0	70 97	Date		

Official Form 106Dec

**Declaration About an Individual Debtor's Schedules** 

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# Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 42 of 60

Fill in	this information to identify yo	ur case:		1	
Debtor					
Debtor	First Name	Middle Name	Last Name		
(Spouse		Middle Name	Last Name		
United	States Bankruptcy Court for the	E: CENTRAL DISTRICT OF	CALIFORNIA		
Case r	number				
(if known					Check if this is an
					amended filing
Offic	cial Form 107				
	ement of Financial	Affairs for Individ	duals Filing for B	Bankruptcy	4/19
Be as c	complete and accurate as pos	sible. If two married people a	are filing together, both are	equally responsible for sup	
	ation. If more space is needed r (if known). Answer every qu		this form. On the top of an	y additional pages, write you	ir name and case
Part 1:	Give Details About Your N	larital Status and Where You	Lived Before		
1. WI	hat is your current marital sta	tus?			
	Married				
	Not married				
2. Du	uring the last 3 years, have you	u lived anywhere other than	where you live now?		
_	No				
_		lived in the last 3 years. Do no	ot include where you live now	٧.	
D	ebtor 1 Prior Address:	Dates Debtor 1 lived there	Debtor 2 Prior Ac	ldress:	Dates Debtor 2 lived there
3. Wi	thin the last 8 years, did you end territories include Arizona, C	ever live with a spouse or leg	gal equivalent in a commun vada. New Mexico, Puerto R	ity property state or territory	/? (Community property
		<b></b> ,,,	,	,, <b>.</b>	,
-	No Yes. Make sure you fill out So	chedule H: Your Codebtors (O	fficial Form 106H).		
	_	·	······,		
Part 2	Explain the Sources of Yo	ur Income			
	d you have any income from e I in the total amount of income y ou are filing a joint case and yo	ou received from all jobs and a	all businesses, including part-	-time activities.	ıdar years?
	No				
	No Yes. Fill in the details.				
		Debtor 1		Debtor 2	
		Debtor 1 Sources of income Check all that apply.	Gross income (before deductions and exclusions)	Debtor 2 Sources of income Check all that apply.	Gross income (before deductions and exclusions)
lfy □ ■		Sources of income	(before deductions and	Sources of income	(before deductions

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

page 1

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January 1 to December 31, 2019   Donuses, tips		Lynn Gallian	Main Docum	•		OI Desc
January 1 to December 31, 2019   Donuses, tips   Donuses, ti			Sources of income	(before deductions and	Sources of income	Gross income (before deductions and exclusions)
Did you receive any other Income during this year or the two previous calendar years? Include income regardless of whether that income is taxable. Examples of other income are alimony; child support; S and other public benefit payments; pensions; rental income; interest; dividends; money collected from lawsuits; royalf winnings. If you are filing a joint case and you have income that you received together, list it only once under Debtor?  List each source and the gross income from each source separately. Do not include income that you listed in line 4.  No  Yes. Fill in the details.  Debtor 1 Sources of Income Describe below.  Describe below.  Describe below.  Describe below.  Describe deductions and exclusions)  From January 1 of current year until the date you filed for bankruptoy:  Unemployment  \$0.00  Retirement  \$31,922.58  Pettra:  List Certain Payments You Made Before You Filed for Bankruptcy  Are either Debtor 1's or Debtor 2's debts primarily consumer debts.  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,825" or more?  No. So to line 7.  Yes  List below each creditor to whom you paid a total of \$6,825" or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child support and alimony. Also, did you pay any creditor a total of \$6,800 or more?  No. Go to line 7.  Yes  Debtor 1 or Debtor 2 or both have primarily consumer debts.  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,800 or more?  No. Go to line 7.  Yes  Debtor 1 or Debtor 2 or both have primarily consumer debts.  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,800 or more?  No. Go to line 7.  List below each creditor to whom you paid a total of \$6,800 or more and the total amount you paid that creditor payments for domestic support obligations, such as child support and alimony. Also, datorney for this bankruptcy case.  Creditor's Name and Address  Dates of				•	☐ Wages, commissions, bonuses, tips	ŕ
Include income regardless of whether that income is taxable. Examples of other income ae alimony; child support. S and other public benefit payments; pensions; rental income; interest; dividends; money collected from lawsuits; royalt winnings. If you are filing a joint case and you have income that you received together, list it only once under Debtor.  List each source and the gross income from each source separately. Do not include income that you listed in line 4.  No Yes. Fill in the details.  Debtor 1 Sources of income Describe below.  Debtor 2 Sources of income Describe below.  Clefore deductions and exclusions)  Post of last calendar year: January 1 of current year until Unemployment  Sources of income Describe below.  For last calendar year: January 1 to December 31, 2020)  Retirement  \$21,227.00  Retirement  \$31,922.58  Port 3: List Certain Payments You Made Before You Filed for Bankruptcy  Are either Debtor 1's or Debtor 2's debts primarily consumer debts.  No. Neither Debtor 1 nor Debtor 2 has primarily consumer debts.  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,825° or more?  No. Go to line 7.  List below each creditor to whom you paid a total of \$6,825° or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child sun not include payments to an altomery for this bankruptcy case.  Yes. Debtor 1 or Debtor 2 or both have primarily consumer debts.  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?  No. Go to line 7.  Yes. List below each creditor to whom you paid a total of \$600 or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child support and alimony. Also, determined the payments for domestic support obligations, such as child support and alimony. Also, determined the payments of the payment is payment and alimony. Also, determined the payments and Address.  Dates of payme			☐ Operating a business		☐ Operating a business	
Pest Fill in the details.    Debtor 1   Sources of Income Describe below.   Gross Income from each source (before deductions and exclusions)	Include income of and other public winnings. If you List each source	regardless of whether c benefit payments; pure are filing a joint case	er that income is taxable. Exc pensions; rental income; inter e and you have income that y	amples of other income are a rest; dividends; money collec you received together, list it o	ted from lawsuits; royalties; nly once under Debtor 1.	
Debtor 1 Sources of Income Describe below.  Describe below.  Describe below.  Describe deductions and exclusions)  From January 1 of current year until the date you filed for bankruptcy:  Describe below.  Unemployment  \$0.00  Retirement  \$21,227.00  Retirement  \$31,922.58  Part 3: List Certain Payments You Made Before You Filed for Bankruptcy  Are either Debtor 1's or Debtor 2's debts primarily consumer debts.  No. Neither Debtor 1 nor Debtor 2 has primarily consumer debts. Consumer debts are defined in 11 U.S.C. individual primarily for a personal, family, or household purpose."  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,825" or more?  No. Go to line 7.  Yes. List below each creditor to whom you paid a total of \$6,825" or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child support to adjustment on 4/01/122 and every 3 years after that for cases filed on or after the date of adjustment on 4/01/122 and every 3 years after that for cases filed on or after the date of adjustment on 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?  Yes. Debtor 1 or Debtor 2 or both have primarily consumer debts.  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?  No. Go to line 7.  Yes  List below each creditor to whom you paid a total of \$600 or more and the total amount you paid include payments for domestic support obligations, such as child support and alimony. Also, dattorney for this bankruptcy case.		the details				
Sources of Income Describe below.    Gross Income From Ach source.		THE GOLDIO.	Debtor 1		Debtor 2	
The date you filed for bankruptcy:    January 1 to December 31, 2020			Sources of income	each source (before deductions and	Sources of income	Gross income (before deductions and exclusions)
Retirement \$31,922.58  Retirement \$31,922.58  List Certain Payments You Made Before You Filed for Bankruptcy  Are either Debtor 1's or Debtor 2's debts primarily consumer debts?  No. Neither Debtor 1 nor Debtor 2 has primarily consumer debts. Consumer debts are defined in 11 U.S.C individual primarily for a personal, family, or household purpose."  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,825* or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$6,825* or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child support include payments to an attorney for this bankruptcy case.  * Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjusting the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you pay include payments for domestic support obligations, such as child support and alimony. Also, dattorney for this bankruptcy case.  Creditor's Name and Address  Dates of payment  Total amount  Amount you  Was			Unemployment	\$0.00		
Are either Debtor 1's or Debtor 2's debts primarily consumer debts?  No. Neither Debtor 1 nor Debtor 2 has primarily consumer debts. Consumer debts are defined in 11 U.S.C. individual primarily for a personal, family, or household purpose."  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,825* or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$6,825* or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child support not include payments to an attorney for this bankruptcy case.  * Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjusting the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you pay include payments for domestic support obligations, such as child support and alimony. Also, of attorney for this bankruptcy case.  Creditor's Name and Address  Dates of payment  Total amount  Amount you  Was			Unemployment	\$21,227.00		
Are either Debtor 1's or Debtor 2's debts primarily consumer debts.  No. Neither Debtor 1 nor Debtor 2 has primarily consumer debts. Consumer debts are defined in 11 U.S.C. individual primarily for a personal, family, or household purpose."  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,825* or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$6,825* or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child support include payments to an attorney for this bankruptcy case.  * Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjusting the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you painclude payments for domestic support obligations, such as child support and alimony. Also, dattorney for this bankruptcy case.  Creditor's Name and Address Dates of payment Total amount Amount you Was		The second secon	Retirement	\$31,922.58		
Are either Debtor 1's or Debtor 2's debts primarily consumer debts.  No. Neither Debtor 1 nor Debtor 2 has primarily consumer debts. Consumer debts are defined in 11 U.S.C. individual primarily for a personal, family, or household purpose."  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,825* or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$6,825* or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child support include payments to an attorney for this bankruptcy case.  * Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjusting the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you painclude payments for domestic support obligations, such as child support and alimony. Also, dattorney for this bankruptcy case.  Creditor's Name and Address Dates of payment Total amount Amount you Was	2 Liet Corts	rain Dayments Vou I	Made Refere You Filed for	Rankruntev		
<ul> <li>No. Go to line 7.</li> <li>Yes List below each creditor to whom you paid a total of \$6,825* or more in one or more payments paid that creditor. Do not include payments for domestic support obligations, such as child supnot include payments to an attorney for this bankruptcy case.</li> <li>* Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjust</li> <li>Yes. Debtor 1 or Debtor 2 or both have primarily consumer debts.         During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?     </li> <li>No. Go to line 7.</li> <li>Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you paid include payments for domestic support obligations, such as child support and alimony. Also, dattorney for this bankruptcy case.</li> <li>Creditor's Name and Address Dates of payment Total amount Amount you Was</li> </ul>	Are either Debt □ No. Neith indivi	tor 1's or Debtor 2's ther Debtor 1 nor De vidual primanly for a	s debts primarily consumer ebtor 2 has primarily consu personal, family, or househol	r debts? ımer debts. Consumer debts ld purpose."		101(8) as "incurred by an
paid that creditor. Do not include payments for domestic support obligations, such as child support include payments to an attorney for this bankruptcy case.  * Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment on the date of ad		-	e you filed for bankruptcy, di	d you pay any creditor a total	of \$6,825* or more?	
Yes. Debtor 1 or Debtor 2 or both have primarily consumer debts.  During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?  No. Go to line 7.  Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you paid include payments for domestic support obligations, such as child support and alimony. Also, of attorney for this bankruptcy case.  Creditor's Name and Address Dates of payment Total amount Amount you Was		paid that cre not include p	ditor. Do not include payment payments to an attorney for the	nts for domestic support obligations to the standard support of the standard standard support of the s	ations, such as child suppor	t and alimony. Also, do
Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you pain clude payments for domestic support obligations, such as child support and alimony. Also, do attorney for this bankruptcy case.  Creditor's Name and Address Dates of payment Total amount Amount you Was	Yes. Debt	tor 1 or Debtor 2 or	both have primarily consu	mer debts.		one.
include payments for domestic support obligations, such as child support and alimony. Also, d attorney for this bankruptcy case.  Creditor's Name and Address Dates of payment Total amount Amount you Was						
		include payn	nents for domestic support of			
paid still owe	Creditor's Nam	me and Address	Dates of payme		Amount you Was thi still owe	s payment for

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

page 2

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Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 44 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) 7. Within 1 year before you filed for bankruptcy, did you make a payment on a debt you owed anyone who was an insider? Insiders include your relatives; any general partners; relatives of any general partners; partnerships of which you are a general partner; corporations of which you are an officer, director, person in control, or owner of 20% or more of their voting securities; and any managing agent, including one for a business you operate as a sole proprietor. 11 U.S.C. § 101. Include payments for domestic support obligations, such as child support and alimony. ■ No Yes. List all payments to an insider. Insider's Name and Address **Dates of payment Total amount** Amount you Reason for this payment still owe paid Within 1 year before you filed for bankruptcy, did you make any payments or transfer any property on account of a debt that benefited an Include payments on debts guaranteed or cosigned by an insider. Yes. List all payments to an insider Insider's Name and Address Reason for this payment Dates of payment **Total amount Amount you** Include creditor's name paid still owe Part 4: Identify Legal Actions, Repossessions, and Foreclosures Within 1 year before you filed for bankruptcy, were you a party in any lawsuit, court action, or administrative proceeding? List all such matters, including personal injury cases, small claims actions, divorces, collection suits, paternity actions, support or custody modifications, and contract disputes. ☐ No Yes. Fill in the details. Case title Nature of the case Court or agency Status of the case Case number Unlawful Detainer Filed 1/2/2019 **Orange County Superior** Pending **Houser Bros Co** Court ☐ On appeal v Jamie Gallian 700 W Civic Center West □ Concluded 30-2019-01041423-CI-UD-CJC Santa Ana, CA 92701 Filed 11/8/2020 Civil **Orange County Superior** Pending Randall L Nickell v. The Huntington Court ☐ On appeal Beach Gabels HOA, etal 700 Civic Center Drive West □ Concluded Santa Ana, CA 92701 30-2020-01163055-CU-OR-CJC Filed 4/11/2017 **Orange County Superior** □ Pending Collections **Huntington Beach Gables** Court □ On appeal Homeowners Association vs. 700 Civic Center Drive West ☐ Concluded Sandra Bradley et al. Santa Ana, CA 92701 -30-2017-00913985-CU-CO-CJC Filed 12/22/2017 Collections **Orange County Superior** □ Pending **Huntington Beach Gables** ☐ On appeal Homeowners Association vs. 700 Civic Center Drive West ☐ Concluded Jamie Lynn Gallian Santa Ana, CA 92701 30-2017-00962999-CU-HR-CJC ☐ Pending ☐ On appeal

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

page 3

☐ Concluded

	Case 8:21-bk-11710-ES	Doc 1 Filed 07/09 Main Document		/09/21 14:15:51	Desc
De	btor 1 Jamie Lynn Gallian		Case numb	EΓ (if known)	
10.	No. Go to line 11. Mgr., Houser Bros	low. 19/18, in the name of LISA T. F Co GP on 3/4/2019, against	RYAN, Case No. 30-2018 the bona fide purchase (	-01013582 was UNLAWI of Ryan home LBM1081	FULLY executed by F on 11/1/2018.
	☐ Yes. Fill in the information below. • Pe	ossession returned to bona fi	de buyer by Judicial Offi	icer Judge Carmen Lue	ge. on 3/6/19, OCJC.
	Creditor Name and Address	Describe the Property LI	BM 1081 D	ate 3/6/2019 v	alue of the property
	Houser Bros Co GP dba RDRMHE	Explain what happened	Resident Gallian was rei Park Manager changed i	moved from her home b Locks unlawfully. Posse	y force on 3/4/19, ession ret. to Gallian
11.	Within 90 days before you filed for banks accounts or refuse to make a payment b		ling a bank or financial i	institution, set off any a	mounts from your
	Yes. Fill in the details.				
	Creditor Name and Address	Describe the action the c	reditor took	Date action was taken	Amount
12.	Within 1 year before you filed for bankru court-appointed receiver, a custodian, or		y in the possession of a	n assignee for the bene	fit of creditors, a
	■ No □ Yes				
Pa	rt 5: List Certain Gifts and Contribution	s			
13.	Within 2 years before you filed for bankr  ■ No □ Yes. Fill in the details for each gift.	uptcy, did you give any gifts v	vith a total value of more	than \$600 per person?	
	Gifts with a total value of more than \$60 per person	0 Describe the gifts		Dates you gave the gifts	Value
	Person to Whom You Gave the Gift and Address:				
14.	Within 2 years before you filed for bankr	uptcy, did you give any gifts o	r contributions with a to	otal value of more than \$	600 to any charity?
	No Yes. Fill in the details for each gift or or	ontribution			
	Gifts or contributions to charities that to more than \$600 Charity's Name		ontributed	Dates you contributed	Value
	Address (Number, Street, City, State and ZIP Code	)			
Pa	rt 6: List Certain Losses				
15.	Within 1 year before you filed for bankru or gambling? Unemployment due to C Stay at Home Orders. U	ptcy or since you filed for bar ovid 19 pandemic massive la nable to procure sustainable	yoffs in airline industry a	and other industries; Ca	lifornia Governors
	Describe the property you lost and how the loss occurred	Describe any insurance cover Include the amount that insurar insurance claims on line 33 of 3	nce has paid. List pending	Date of your loss	Value of property lost
Pa	t 7: List Certain Payments or Transfers	<b>:</b>			
	Within 1 year before you filed for bankrup consulted about seeking bankruptcy or p include any attorneys, bankruptcy petition p	ptcy, did you or anyone else a preparing a bankruptcy petitio	n?		ty to anyone you
	□ No				
	Yes. Fill in the details.				
	Person Who Was Paid Address Email or website address	Description and valu transferred	e of any property	Date payment or transfer was made	Amount of payment
Offic	Person Who Made the Payment, if Not Y ial Form 107 Stat	OU ement of Financial Affairs for Indi	viduals Filing for Bankrupte	CY	page 4
	rare Copyright (c) 1996-2021 Best Case, LLC - www.bestcas			-	Best Case Bankruptcy

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Debtor 1 Jamie Lynn Gallian Case number (if known) Description and value of any property **Date payment** Amount of Person Who Was Paid; Address; Email address payment transferred or transfer was made James H. Casello Esq. **SBN 76021 Client Trust Account for Atty Fees** 2019-2020 \$ 43,000,00 Michael Chulak, Esq. SBN 194744 (suspended) Client Trust Account for Atty Fees 2018-2019 8,700.00 Michael S. Devereux, Esq. SBN 225240 **Client Trust Account for Atty Fees** 2018-2019 \$ 5,000.00 Steven A. Fink, Esq. SBN 93762 **Client Trust Account for Atty Fees** 2019-2020 \$ 30,000.00 David R. Flyer, Esq. **SBN 10069 Client Trust Account for Atty Fees** 2018-2019 \$ 17,000.00 Raquel Flyer-Dashner Esq. SBN 282248 **Client Trust Account for Atty Fees** 2018 5,000.00 Frank A. Satalino, Esq. **SBN 143444** 2018 **Client Trust Account for Atty Fees** \$ 5,000,00 TOTAL \$ 113,700.00 17. Within 1 year before you filed for bankruptcy, did you or anyone else acting on your behalf pay or transfer any property to anyone who promised to help you deal with your creditors or to make payments to your creditors? Do not include any payment or transfer that you listed on line 16. No Yes. Fill in the details. Person Who Was Paid Description and value of any property Date payment Amount of Address transferred or transfer was payment made 18. Within 2 years before you filed for bankruptcy, did you sell, trade, or otherwise transfer any property to anyone, other than property transferred in the ordinary course of your business or financial affairs? Include both outnight transfers and transfers made as security (such as the granting of a security interest or mortgage on your property). Do not include gifts and transfers that you have already listed on this statement. ☐ No Yes. Fill in the details. **Person Who Received Transfer** Description and value of Describe any property or Date transfer was **Address** property transferred payments received or debts made paid in exchange Person's relationship to you Primary residence sold \$379,000 10/31/2018 Randall Nickell Leasehold on 10/31/2018 4476 Alderport Dr. Unit 53 **Huntington Beach, CA 92649** 4476 Alderport Drive #53, Bona fide purchaser for Value. Huntington Beach, CA 92649 APN 937-63-053 19. Within 10 years before you filed for bankruptcy, did you transfer any property to a self-settled trust or similar device of which you are a beneficiary? (These are often called asset-protection devices.) Yes. Fill in the details. Name of trust **Date Transfer was** Description and value of the property transferred made Part 8: List of Certain Financial Accounts, Instruments, Safe Deposit Boxes, and Storage Units 20. Within 1 year before you filed for bankruptcy, were any financial accounts or instruments held in your name, or for your benefit, closed, sold, moved, or transferred? Include checking, savings, money market, or other financial accounts; certificates of deposit; shares in banks, credit unions, brokerage houses, pension funds, cooperatives, associations, and other financial institutions. Yes. Fill in the details. Name of Financial Institution and Last 4 digits of Type of account or Date account was Last balance Address (Number, Street, City, State and ZIP Code) account number instrument closed, sold, before closing or moved, or transfer transferred

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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De		oc 1 Filed 07/09/21 Er ain Document Page 47		L Desc
21.	Do you now have, or did you have within 1 year cash, or other valuables?	ar before you filed for bankruptcy, a	ny safe deposit box or other depo	ository for securities,
	■ No □ Yes. Fill in the details.			
	Name of Financial Institution Address (Number, Street, City, State and ZIP Code)	Who else had access to it? Address (Number, Street, City, State and ZIP Code)	Describe the contents	Do you still have it?
22.	Have you stored property in a storage unit or (	place other than your home within 1	year before you filed for bankrup	itcy?
	No The state of th			
	☐ Yes. Fill in the details.  Name of Storage Facility  Address (Number, Street, City, State and ZIP Code)	Who else has or had access to it? Address (Number, Street, City, State and ZIP Code)	Describe the contents	Do you still have it?
Pa	t 9: Identify Property You Hold or Control for	r Someone Else		
23.	Do you hold or control any property that some for someone.	eone else owns? Include any proper	ty you borrowed from, are storing	for, or hold in trust
	■ No			
	Yes. Fill in the details.	<b>10</b>	December 11 and 12 and 15 and	<b>M</b> -1
	Owner's Name Address (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP	Describe the property	Value
	Addition (Number, Oliver, Olive, State and Elif Godd)	Code)		
Pai	t 10: Give Details About Environmental Inform	Code)		
		Code)		
	t 10: Give Details About Environmental Inform	Code) nation s apply: r local statute or regulation concerr air, land, soil, surface water, ground		
	t 10: Give Details About Environmental Information the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the	Code) nation s apply: r local statute or regulation concern air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental	lwater, or other medium, including	g statutes or
	the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these substances any location, facility, or property as	code) nation s apply: r local statute or regulation concern air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental il sites. nmental law defines as a hazardous	lwater, or other medium, including	g statutes or te, or utilize it or used
For	t 10: Give Details About Environmental Informathe purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these substances any location, facility, or property at to own, operate, or utilize it, including disposal Hazardous material means anything an environmental information.	code) nation s apply: r local statute or regulation concern air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental i il sites. nmental law defines as a hazardous similar term.	water, or other medium, including aw, whether you now own, opera waste, hazardous substance, tox	g statutes or te, or utilize it or used
For	the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these substances any location, facility, or property at to own, operate, or utilize it, including disposa Hazardous material means anything an environ hazardous material, pollutant, contaminant, or	code) nation s apply: r local statute or regulation concern air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental i il sites. nmental law defines as a hazardous similar term. you know about, regardless of wher	lwater, or other medium, including law, whether you now own, opera waste, hazardous substance, tox they occurred.	g statutes or te, or utilize it or used tic substance,
For	the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these substances any location, facility, or property at to own, operate, or utilize it, including disposa Hazardous material means anything an environ hazardous material, pollutant, contaminant, or ort all notices, releases, and proceedings that y	code) nation s apply: r local statute or regulation concern air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental i il sites. nmental law defines as a hazardous similar term. you know about, regardless of wher	lwater, or other medium, including law, whether you now own, opera waste, hazardous substance, tox they occurred.	g statutes or te, or utilize it or used tic substance,
For	the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these states of the substances, wastes, or material into the regulations controlling the cleanup of these states of the substances of	code) nation s apply: r local statute or regulation concern air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental i il sites. nmental law defines as a hazardous similar term. you know about, regardless of wher	lwater, or other medium, including law, whether you now own, operal waste, hazardous substance, tox they occurred.  under or in violation of an environmental law, if you	g statutes or te, or utilize it or used tic substance,
For	the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these stown, operate, or utilize it, including disposa Hazardous material means anything an environ hazardous material, pollutant, contaminant, or ort all notices, releases, and proceedings that you have governmental unit notified you that you have seen any governmental unit notified you that yo	code) nation s apply: r local statute or regulation concerr air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental il il sites. nmental law defines as a hazardous similar term. you know about, regardless of wher ou may be liable or potentially liable  Governmental unit Address (Number, Street, City, State and ZIP Code)	lwater, or other medium, including law, whether you now own, operal waste, hazardous substance, tox they occurred.  under or in violation of an environmental law, if you	g statutes or te, or utilize it or used tic substance, nmental law?
For	the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these stown, operate, or utilize it, including disposa Hazardous material means anything an environ hazardous material, pollutant, contaminant, or ort all notices, releases, and proceedings that yellow the same governmental unit notified you that you have not site.  No Yes. Fill in the details.  Name of site Address (Number, Street, City, State and ZIP Code)	code) nation s apply: r local statute or regulation concerr air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental il il sites. nmental law defines as a hazardous similar term. you know about, regardless of wher ou may be liable or potentially liable  Governmental unit Address (Number, Street, City, State and ZIP Code)	lwater, or other medium, including law, whether you now own, operal waste, hazardous substance, tox they occurred.  under or in violation of an environmental law, if you	g statutes or te, or utilize it or used tic substance, nmental law?
For	the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these stown, operate, or utilize it, including disposa Hazardous material means anything an environ hazardous material, pollutant, contaminant, or ort all notices, releases, and proceedings that you have you seem to the details.  No  Yes. Fill in the details.  Name of site  Address (Number, Street, City, State and ZIP Code)	code) nation s apply: r local statute or regulation concerr air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental il il sites. nmental law defines as a hazardous similar term. you know about, regardless of wher ou may be liable or potentially liable  Governmental unit Address (Number, Street, City, State and ZIP Code) y release of hazardous material?	lwater, or other medium, including law, whether you now own, operal waste, hazardous substance, tox they occurred.  under or in violation of an environmental law, if you know it	g statutes or te, or utilize it or used tic substance, nmental law?  Date of notice
For	the purpose of Part 10, the following definitions  Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these stown, operate, or utilize it, including disposa Hazardous material means anything an environ hazardous material, pollutant, contaminant, or ort all notices, releases, and proceedings that you have your property and the same governmental unit notified you that you have seen the same governmental unit notified you that you have you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified any governmental unit of any law you notified you that you have you notified any governmental unit of any law you notified you that you have you notified you that you you have you notified you that you you have you notified you that you you have you notified you that you you have you notified you that you you have you notified you that you you you you you you you you you you	code) nation s apply: r local statute or regulation concerr air, land, soil, surface water, ground ubstances, wastes, or material. s defined under any environmental il il sites. nmental law defines as a hazardous similar term. you know about, regardless of wher ou may be liable or potentially liable  Governmental unit Address (Number, Street, City, State and ZIP Code)	lwater, or other medium, including law, whether you now own, operate waste, hazardous substance, tox in they occurred.  Under or in violation of an environmental law, if you know it	g statutes or te, or utilize it or used tic substance, nmental law?

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

page 6

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De	btor 1	Case 8:21-bk-11710-ES  Jamie Lynn Gallian		e 48 of	red 07/09/21 14:15:51 60 use number (# known)	Desc
26.	Have	e you been a party in any judicial or a	dministrative proceeding under an	ny environ	mental law? Include settlements	s and orders.
		Yes. Fill in the details. e Title e Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Na	ture of the case	Status of the case
Par	t 11:	Give Details About Your Business	or Connections to Any Business			
27.	With	in 4 years before you filed for bankru	ıptcy, did you own a business or h	ave any of	f the following connections to a	ny business?
		☐ A sole proprietor or self-employe	d in a trade, profession, or other a	ctivity, eith	er full-time or part-time	
		■ A member of a limited liability cor	mpany (LLC) or limited liability part	tnership (l	LP)	
		☐ A partner in a partnership				
		☐ An officer, director, or managing	executive of a corporation			
		☐ An owner of at least 5% of the vot	ting or equity securities of a corpo	ration		
		No. None of the above applies. Go to	o Part 12.			
		Yes. Check all that apply above and	fill in the details below for each bu	siness.		
		iness Name	Describe the nature of the busi	ness	Employer Identification numb Do not include Social Security	
		Iress ber, Street, City, State and ZIP Code)	Name of accountant or bookke	eper		ridinger of tries.
	J-S	andcastle Co., LLC	Residential Management		Dates business existed EIN: 83-2453659	
	162	22 Monterey Lane #376 ntington Beach, CA 92649	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		From-To 10/19/2018 - Prese	ent
	J-P	ad, LLC	Residential Management		EIN:	
		22 Monterey Lane #376 ntington Beach, CA 92649			From-To 02/09/2018 - Pres	ent
28.	instit	in 2 years before you filed for bankru tutions, creditors, or other parties. No Yes. Fill in the details below. ne Iress ber, Street, City, State and ZIP Code)	ptcy, did you give a financial state  Date Issued	ment to ar	nyone about your business? Inc	lude all financial
Par		Sign Below				
i hav are t	/e rea rue a a bai	d the answers on this Statement of Ind correct. I understand that making nkruptcy case can result in fines up to \$\frac{1}{5}\frac{1}{5}\frac{1}{2}1	a false statement, concealing proposes \$250,000, or imprisonment for up	perty, or o	btaining money or property by f	
		ynn Gallian of Debtor 1	Signature of Debtor 2			
Dat	е	1/9/2021	Date			
Did y	ю	ttach additional pages to Your Stater	nent of Financial Affairs for Individ	luals Filing	g for Bankruptcy (Official Form	107)?
Did y		ay or agree to pay someone who is n	ot an attorney to help you fill out b	ankruptcy	forms?	
	al Form	n 107 State	ement of Financial Affairs for Individuals	s Filing for I	Bankruptcy	page 7

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 321 of 648

Case 8:21-bk-11710-ES	Doc 1 Filed 07/09/2	21 Entered 07/09/21 14:15:5	51 Desc
	Main Document Pa	age 49 of 60	
Debtor 1 Jamie Lynn Gallian		Case number (if known)	
☐ Yes. Name of Person Attach the Bank	kruptcy Petition Preparer's Notice,	Declaration, and Signature (Official Form 1	19).

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

page 8

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Fill in this inforr	mation to identify your	case:		
Debtor 1	Jamie Lynn Gallia			
Debter 2	First Name	Middle Name	Last Name	
Debtor 2 (Spouse if, filing)	First Name	Middle Name	Last Name	
United States Ba	nkruptcy Court for the:	CENTRAL DISTR	RICT OF CALIFORNIA	
Casa pumbas				
Case number (if known)	-			☐ Check if this is an
	<del> </del>	***************************************		amended filing
Official Fo	rm 108			
Statemer	nt of Intentio	n for Indiv	iduals Filing Under Chapter	7 12/15
<del> </del>		<del></del>		
	vidual filing under cha	· -	ll out this form if:	
_	e claims secured by yo			
	ed personal property a s form with the court w		ot expired. you file your bankruptcy petition or by the date set fo	r the meeting of creditors.
whiche	ver is earlier, unless th		e time for cause. You must also send copies to the cr	
on the 1				
	ople are filing together d date the form.	in a joint case, bo	oth are equally responsible for supplying correct infor	mation. Both debtors must
•		la 16	needed attack a concepts about to this form. On the	ton of any additional name
	our name and case num		s needed, attach a separate sheet to this form. On the	top of any auditional pages,
Part 1: List Yo	our Creditors Who Have	Secured Claims		
<ol> <li>For any credite information be</li> </ol>		irt 1 of Schedule D	: Creditors Who Have Claims Secured by Property (O	fficial Form 106D), fill in the
	editor and the property ti	nat is collateral	What do you intend to do with the property that secures a debt?	Did you claim the property as exempt on Schedule C?
Creditor's He	ouser Bros. Co. dba	Rancho Del	secures a deptr	as exempt on ochequie of
name: Re	ey Mobile-home Esta	ites	_	<b>–</b>
•	Unexpired Ground I		☐ Surrender the property.	□N₀
-	ocated on APN 178-0		☐ Retain the property and redeem it. ☑ Retain the property and enter into a	Yes
•	08, Pg. 47 & 48, Cour	ity of Orange	Reaffirmation Agreement.	
property Description of securing debt	16222 Monterey Ln Huntington Beach,	. Space #376	Retain the property and [explain]:	
Securing debt.	Orange County. AP	N 891-569-62	Debtor will retain collateral & continue to make	(e
	Decal No. LBM1081	_	Monthly Ground Space Payments #376,	
	Debtor's single mer J-Sandcastle Co, LI		located on APN 178-011-16	
Creditor's J-	Pad, LLC		□ Surrender the preparty	□No
name:			☐ Surrender the property. ☐ Retain the property and redeem it.	LJ 140
Description of	16222 Monterey Ln	. Space #376	☐ Retain the property and enter into a	Yes
property	Huntington Beach,		Reaffirmation Agreement.  Retain the property and [explain]:	
securing debt:	Orange County. AF Decal No. LBM108		- retain the property and [explain]:	
<del>,</del>	Debtor's single me	mber LLC	Debtor will retain collateral & continue	
	J-Sandcastle Co, L	LC	to make regular principal payments.	

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

page 1

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#### Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 51 of 60

Debtor 1 Jamie Lynn Gallian	Case number (# known)	
Creditor's Kia Motors Finance	☐ Retain the property and redeem it.	No
Description of property securing debt:  2020 Kia Sportage Location: 16222 Monterey Ln #376, Huntington Beach CA 92649 (LEASE)	■ Retain the property and enter into a Reaffirmation Agreement.  □ Retain the property and [explain]:	■ Yes
Creditor's Orange County Tax Assessor name:	☐ Surrender the property. ☐ Retain the property and redeem it.	□ No
Description of property Huntington Beach, CA 92649 Securing debt: Orange County. APN 891-569-62	<ul> <li>□ Retain the property and enter into a Reaffirmation Agreement.</li> <li>■ Retain the property and [explain]:</li> </ul>	Yes
Decal No. LBM1081 Title held by Debtor's single member LLC J-Sandcastle Co, LLC	Debtor will retain collateral & continue to make regular payments.	
Creditor's The Huntington Beach Gables name: Homeowners Association	☐ Surrender the property. ☐ Retain the property and redeem it.	□ No
Description of property securing debt:  Description of property  Securing debt: Decal No. LBM1081 Title held by Debtor's single member LLC	<ul> <li>□ Retain the property and enter into a Reaffirmation Agreement.</li> <li>■ Retain the property and [explain]:</li> </ul>	■ Yes
J-Sandcastle Co, LLC	avoid lien using 11 U.S.C. § 522(f)	
Creditor's The Huntington Beach Gables name: Homeowners Association	☐ Surrender the property. ☐ Retain the property and redeem it.	□ No
Description of property Huntington Beach, CA 92649 Orange County. APN 891-569-62	<ul> <li>□ Retain the property and enter into a Reaffirmation Agreement.</li> <li>■ Retain the property and [explain]:</li> </ul>	• Yes
Decal No. LBM1081 Title held by Debtor's single member LLC J-Sandcastle Co, LLC	avoid lien using 11 U.S.C. § 522(f)	
Creditor's The Huntington Beach Gables name: Homeowners Association	☐ Surrender the property. ☐ Retain the property and redeem it.	□ No
Description of property Huntington Beach, CA 92649 Orange County, APN 891-569-62	<ul><li>□ Retain the property and enter into a Reaffirmation Agreement.</li><li>■ Retain the property and [explain]:</li></ul>	■ Yes
Decal No. LBM1081 Title held by Debtor's single member LLC J-Sandcastle Co, LLC	avoid lien using 11 U.S.C. § 522(f)	
Part 2: List Your Unexpired Personal Property Leases		

For any unexpired personal property lease that you listed in Schedule G: Executory Contracts and Unexpired Leases (Official Form 106G), fill in the information below. Do not list real estate leases. Unexpired leases are leases that are still in effect; the lease period has not yet ended. You may assume an unexpired personal property lease if the trustee does not assume it. 11 U.S.C. § 365(p)(2).

Describe your unexpired personal property leases

Will the lease be assumed?

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

page 2

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Debtor 1 Jar	Lynn Gallian C	ase number (if known)
	Houser Bros Co, dba Rancho Del Rey Mobile Home Estates	
Lessor's name: Description of le	Ground Leasehold until 2059, Space #376, located upon APN 17	78-011-01
Property:	July 2, 2014, LBM1081	☑ Yes
Lessor's name: Description of le	od BS Investor, LP	□ No
Property:	Ground Leasehold until 2059, Space #376, located upon APN 1 2014 Skyline Villa - Manufactured Home installed on Space 376 July 2, 2014, LBM1081	
Lessor's name:		□ No
Description of le Property:	2020 Kia Sportage	⊠ Yes
Lessor's name: Description of le	od.	□ No
Property:	eu	☐ Yes
Lessor's name: Description of le		□ No
Property:	eu	☐ Yes
Lessor's name:		□ No
Description of le Property:	ed	☐ Yes
Lessor's name:		□ No
Description of le Property:	ed	☐ Yes
Part 3: Sign	low	
	erjury, I declare that I have indicated my intention about any property of bject to an unexpired lease.	my estate that secures a debt and any personal
	I Shell	
X	Jamie Lyan Gallian  Signature of Debtor 2	
Signature		
Date _	7/9/2021 Date	

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

page 3

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Det	btor 1 Jamie Lynn Gallian	12	22A-1Supp:	unected in this form and in Form
	btor 2		■ 1. There is no pres	sumption of abuse
1	use, if filing) ted States Bankruptcy Court for the: <u>Central Dist</u>	trict of California	applies will be	to determine if a presumption of abuse made under Chapter 7 Means Test
	se number 		3. The Means Tes	ficial Form 122A-2). t does not apply now because of y service but it could apply later.
			☐ Check if this is a	
Of	ficial Form 122A - 1			Ç
Ch	napter 7 Statement of Your	<b>Current Monthly Inc</b>	come	04/20
attac case quali	s complete and accurate as possible. If two married p th a separate sheet to this form. Include the line numb number (If known). If you believe that you are exemp ifying military service, complete and file Statement of	per to which the additional information ted from a presumption of abuse becau Exemption from Presumption of Abuse	applies. On the top of a use you do not have pri	nny additional pages, write your name and marily consumer debts or because of
	t 1: Calculate Your Current Monthly Income			
1.	What is your marital and filing status? Check	one only.		
	Not married. Fill out Column A, lines 2-11.			
	☐ Married and your spouse is filing with you.		<b>:</b> 2-11.	
	☐ Married and your spouse is NOT filing with ☐ Living in the same household and are no			
10 th	Living separately or are legally separate penalty of perjury that you and your spouse living apart for reasons that do not include fill in the average monthly income that you received fro 11(10A). For example, if you are filing on September 15, the 6 months, add the income for all 6 months and divide the pouses own the same rental property, put the income from	e are legally separated under nonbar evading the Means Test requirement om all sources, derived during the 6 fu the 6-month period would be March 1 thro he total by 6. Fill in the result. Do not inclu	nkruptcy law that applits. 11 U.S.C § 707(b)( Il months before you fil ugh August 31. If the am de any income amount n	es or that you and your spouse are 7)(B).  le this bankruptcy case. 11 U.S.C. § ount of your monthly income varied during nore than once. For example, if both
-	, , , , , , , , , , , , , , , , , , ,		Column A Debtor 1	Column B Debtor 2 or non-filing spouse
2.	Your gross wages, salary, tips, bonuses, over payroll deductions).	time, and commissions (before all	\$	\$
3.	<b>Alimony and maintenance payments.</b> Do not in Column B is filled in.	nclude payments from a spouse if	\$0.00	\$
4.	All amounts from any source which are regula of you or your dependents, including child su from an unmarried partner, members of your hou and roommates. Include regular contributions fro filled in. Do not include payments you listed on line	pport. Include regular contributions sehold, your dependents, parents, m a spouse only if Column B is not	\$0.00	\$
5.	Net income from operating a business, profes			
		Debtor 1 \$ 0.00		
	Gross receipts (before all deductions) Ordinary and necessary operating expenses	-\$ 0.00		
	Net monthly income from a business, profession,	· <del></del> -	s 0.00	\$
6.	Net income from rental and other real property		1	
		Debtor 1		
	Gross receipts (before all deductions)	\$		
	Ordinary and necessary operating expenses	-\$ 0.00		
	Net monthly income from rental or other real property	\$ 1,000.00 here ->		\$
7.	Interest, dividends, and royalties		\$	\$

Official Form 122A-1

Chapter 7 Statement of Your Current Monthly Income

page 1

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Fill in this information to identify your case

Best Case Bankruptcy

ebtor 1 Jamie Lynn Gallian		Case number (if known)	· · · · · · · · · · · · · · · · · · ·
		Column A Debtor 1	Column B Debtor 2 or non-filing spouse
3. Unemployment compensation		\$ 0.00	\$
Do not enter the amount if you contend that the ar the Social Security Act. Instead, list it here:			
For you	\$ 0.00		
***************************************	<u>-</u>		
Pension or retirement income. Do not include at benefit under the Social Security Act. Also, except not include any compensation, pension, pay, annu United States Government in connection with a dis disability, or death of a member of the uniformed spay paid under chapter 61 of title 10, then include does not exceed the amount of retired pay to which if retired under any provision of title 10 other than a specific pay.	as stated in the next sentence, do ity, or allowance paid by the sability, combat-related injury or ervices. If you received any retired that pay only to the extent that it h you would otherwise be entitled	\$ 0.00	\$
0. Income from all other sources not listed above Do not include any benefits received under the So under the Federal law relating to the national emer under the National Emergencies Act (50 U.S.C. 16 coronavirus disease 2019 (COVID-19); payments crime, a crime against humanity, or international o compensation pension, pay, annuity, or allowance Government in connection with a disability, comba death of a member of the uniformed services. If ne separate page and put the total below	. Specify the source and amount. cial Security Act; payments made gency declared by the President i01 et seq.) with respect to the received as a victim of a war of domestic terrorism; or paid by the United States t-related injury or disability.		
·		\$ 0.00	\$
		\$ 0.00	\$
Total amounts from separate pages, if an	V. <b>4</b>	\$ 0.00	\$
Calculate your total current monthly income. A			
Determine Whether the Means Test Appl			Total current monthly income
Calculate your current monthly income for the     12a. Copy your total current monthly income from		Copy line 11 l	nere=> \$ 1,000.00
Multiply by 12 (the number of months in a year	ır)		x 12
12b. The result is your annual income for this part	of the form		12b. \$ <b>12,000.00</b>
3. Calculate the median family income that applie	s to you. Follow these steps:		
Fill in the state in which you live.	CA		
Fill in the number of people in your household.	1		
Fill in the median family income for your state and To find a list of applicable median income amounts	, go online using the link specified i	n the separate instruc	13. \$ <u>62,938.00</u>
for this form. This list may also be available at the last  Dankruptcy cierk's Office.			
14a. Line 12b is less than or equal to line 1	3. On the top of page 1, check box	1, There is no presum	ption of abuse.
Go to Part 3. Do NOT fill out or file Off 14b.  Line 12b is more than line 13. On the Go to Part 3 and fill out Form 122A–2.	icial Form 122A-2. top of page 1, check box 2, <i>The pr</i> e	•	•
Go to Part 3 and fill out Form 122A-2.			
By signing here, I declare under person of pe	rjury that the information on this sta	tement and in any atta	schments is true and correct.
x muxull	m 7/9/2021	-	
Jamie Lynn Gallian cial Form 122A-1 Chapter	7 Statement of Your Current Mor	nthly income	page
vare Copyright (c) 1996-2021 Best Case, LLC - www.bestcase.com	automoni or rour ourient mor	y moonie	Best Case Bank

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Debtor 1	Jamie Lynn Gallian	Case number (if known)	
	Signature of Debtor 1		
Da	te		
	MM / DD / YYYY		
	If you checked line 14a, do NOT fill out or file Form 122A-2.		
	If you checked line 14b, fill out Form 122A-2 and file it with this form.		

Official Form 122A-1

Chapter 7 Statement of Your Current Monthly Income

page 3

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Best Case Bankruptcy

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jamie Lynn Gallian 16222 Monterey Ln. #376 Huntington Beach, CA 92649 714-321-3449 jamiegallian@gmail.com	FOR COURT USE ONLY
Pohtor(a) appearing without an attornay	
Debtor(s) appearing without an attorney     Attorney for Debtor	
	CASE NO.: CHAPTER: 7
Debtor(s).	VERIFICATION OF MASTER MAILING LIST OF CREDITORS [LBR 1007-1(a)]
Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attormaster mailing list of creditors filed in this bankruptcy case, consistent with the Debtor's schedules and I/we assume all I	consisting of <u>4</u> sheet(s) is complete, correct, and responsibility for errors and omissions.
Date: 7/9/202/	Signature of Debtor 1
Date:	Signature of Debtor 2 (joint debtor) ) (if applicable)
Date:	Signature of Attorney for Debtor (if applicable)

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

F 1007-1.MAILING.LIST.VERIFICATION

Jamie Lynn Gallian 16222 Monterey Ln #376 Huntington Beach, CA 92649

David R. Flyer 4120 Birch St. Ste. 101, Newport Beach, CA 92660

Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653

Frank Satalino 19 Velarde Ct. Rancho Santa Margarita, CA 92688

Gordon Rees Scully & Mansukhani 5 Park Plaza Ste. 1100 Irvine, CA 92614

Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071

Houser Bros. Co. DBA Rancho Del Rey Estates 16222 Monterey Ln Huntington Beach, CA 92649

Houser Bros. Co.dba Rancho Del Rey Mobile Home Estates 17610 Beach Blvd Ste. 32 Huntington Beach, CA 92647

Huntington Harbor Village 16400 Saybrook Huntington Beach, CA 92649

Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346

J-Pad, LLC 2702 N Gaff Street Orange, CA 92865

James H Cosello Casello & Lincoln, 525 N Cabrillo Park Dr. Ste 104 Santa Ana, CA 92701

Janine Jasso c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071

Janine Jasso P.O. Box 370161 El Paso, TX 79937

Jennifer Ann Paulin c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071

Kia Motors Finance PO Box 20815 Fountain Valley, CA 92728

Lee S. Gragnano c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071

Linda Jean "Lindy" Beck c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071

Lisa T. Ryan 20949 Lassen St. Apt 208 Chattsworth, CA 91311

Lori Ann Burrett c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071

Mark A.Mellor Mellor Law Firm c/o Randall Nickell 6800 Indiana Ave.
Riverside, CA 92506-4267

Michael Chulak-(Unknown) MChulak@MTCLaw.com

Michael S. Devereux Wex Law 9171 Wilshire Blvd. Ste. 500 Beverly Hills, CA 90210-5536

Nationwide Reconveyance, LLC c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653

Orange County Tax Assessor P.O. Box 149 Santa Ana, CA 92701

Patricia Ryan 20949 Lassen St. Apt 208 Chattsworth, CA 91311

Raquel Flyer-Dashner 4120 Birch St. Ste. 101, Newport Beach, CA 92660

People of the St of CA 8141 13th Street Westminster, CA 92683

Randall Nickel 11619 Inwood Drive, Riverside, CA 92503 Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Main Document Page 60 of 60

Superior Default Services Inc c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653

Stanley Feldsott, Esq Feldsott & Lee 23161 Mill Creek Drive Laguna Hills, CA 92653

Steven A. Fink 13 Corporate Plaza Ste. 150 Newport Beach, CA 92660

The Huntington Beach Gables Homeowners Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131

The Huntington Beach Gables Homeowners Association c/o Epsten Grinnell & Howell APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131

Theodore R "Ted" Phillips c/o Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071

United Airlines P.O. Box 0675 Carol Stream, IL 60132-0675

US Bank NA PO Box 64799 Saint Paul, MN 55164

Vivienne J Alston Alston, Alston & Diebold 27201 Puerta Real Ste 300 Mission Viejo, CA 92691 Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 333 of 648

EXHIBIT 29

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 1 of 29

FOR COURT USE ON	ILY
NKRUPTCY COURT	4 BRIGGE
ONNIA-SANTA AN	A DIVISION
CASE NO.: 8:21-bk-1	11710-ES
M	Y OF AMENDED SCHEDULES, ASTER MAILING LIST, ND/OR STATEMENTS [LBR 1007-1(c)]
repeat any creditors on t e one or more creditors t	the original) is also required as an being added? Yes V No
Schedule J-2	Statement of Financial Affairs
Statement of	Master Mailing List
rm 1015-2 · Form 12	2-A Statement of Current Income
1010 2   1 01111 12	
	ANKRUPTCY COURTFORNIASANTA AN  CASE NO.: 8:21-bk-1  CHAPTER: 7  SUMMAR  M  A  A  ded Fee Schedule on the repeat any creditors on the repeat any creditors on the cone or more creditors in that apply) are being am  Schedule E/F  Schedule J-2  V Statement of intentions

This form is mandatory. If has been approved for use by the United States Bankruptcy Court for the Central District of California.

December 2015

Page :

F 1007-1.1.AMENDED.SUMMARY

	PROOF OF SERVICE	E OF DOCUMENT
am over the age	of 18 and not a party to this bankruptcy cas t St. Ste 103A Garden Grove, CA 92840 (	se or adversary proceeding. My business address is: (714) 374-0101
Email: garrelslaw	@aol.com	
Mailing List, and	copy of the foregoing document entitled (sp or Statements will be served or was ser 005-2(d); and (b) in the manner stated belo	pecify): Summary of Amended Schedules, Master rved (a) on the judge in chambers in the form and manner ow:
Orders and LBR, t 8-14-2021, I check	he foregoing document will be served by the sed the CM/ECF docket for this bankruptcy	CTRONIC FILING (NEF): Pursuant to controlling General be court via NEF and hyperlink to the document. On case or adversary proceeding and determined that the beive NEF transmission at the email addresses stated below:
Valerie Smith	TR) Iwerner@wglip.com, jig@trustesc mail@mellorlawfirm.com, mellormr79156 :laims@recoverycorp.com istee (SA) ustpregion16.sa.ecf@usdoj	8@notify.bestcase.com
	and a second second	Service information continued on attached
page		
addresses in this be envelope in the Ur	pankruptcy case or adversary proceeding by nited States mail, first class, postage prepai	served the following persons and/or entities at the last known y placing a true and correct copy thereof in a sealed id, and addressed as follows. Listing the judge here pleted no later than 24 hours after the document is filed.
nahe.		Service information continued on attached
page		
for each person or persons and/or en method), by facsin	entity served): Pursuant to F.R.Civ.P. 5 an tities by personal delivery, overnight mail se nile transmission and/or email as follows. L	L. FACSIMILE TRANSMISSION OR EMAIL (state method ad/or controlling LBR, on (date), I served the following ervice, or (for those who consented in writing to such service isting the judge here constitutes a declaration that personal no later than 24 hours after the document is filed.
page		Service information continued on attached
declare under pe	nalty of perjury under the laws of the United	d States of America that the foregoing is true and correct.
9-03-2021	Sherry A. Garrels, Esq.	Thee MI /w
Date	Printed Name	Signature
		1

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

December 2015

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F 1007-1.1.AMENDED,SUMMARY

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 3 of 29

Fill in this infe	formation to identify	your case and th	is filing:		
Debtor 1	Jamie Lynn				
Debtor 2	First Name	Middle	Name Last Name		
(Spouse, if filing)	First Name	Middle	Name Last Name		
United States	Bankruptcy Court for	the: CENTRAL	DISTRICT OF CALIFORNIA-SANTA ANA	DIVISION	
Case number	8:21-bk-11710-E	s			Check if this is an amended filing
000					
	orm 106A/B				12/15
n each category hink it fits best. nformation. If m	y, separately list and do Be as complete and a nore space is needed, a	escribe items. List	an asset only once. If an asset fits in more tha e. If two married people are filing together, bot neet to this form. On the top of any additional p	th are equally responsible for	in the category where you supplying correct
Part 1) Descri		ilding, Land, or Ot	her Real Estate You Own or Have an Interest In		
Do you own o	or have any legal or en	uitable interest in s	ny residence, building, land, or similar proper	hv2	
		microst III a			
No. Go to !	Part 2. re is the property?				
Tes. when	re is the property?				
	on APN 178-011-01 542, Unit 4, Lot 376				
1.1			What is the property? Check all that apply		
	Monterey Ln. Spc : ess, if available, or other des		Single-family home		claims or exemptions. Put red claims on Schedule D:
		or the rest	☐ Duplex or multi-unit building ☐ Condominium or cooperative		aims Secured by Property.
			Manufactured or mobile home	Current value of the	Current value of the
City	gton Beach CA	92649-0000 ZIP Code	☐ Land ☐ Investment property	entire property? \$235,000.00	portion you own? \$235,000.00
City	300	ZIF GOOD	☐ Timeshare		
			☐ Other	(such as fee simple, to	f your ownership interest anancy by the entireties, or
			Who has an Interest in the property? Check of Debtor 1 only	one a life estate), if known	
Orange			Debtor 2 only		
County			Debtor 1 and Debtor 2 only	Check if this is co	ommunity property
			At least one of the debtors and another	(see instructions)	
			Other information you wish to add about th APN: 891-569-62; Lot 376; LBM 10	And the second s	and the second s
			Manufactured Home. Serial Number		
			Number AC7V710394GA. 60'x15'2	". Registered Owner, Ja	amle Lynn Gallian
			with HCD perfected 2/25/2021		
	one service and services			CONTRACTOR TO	
pages you	u have attached for	Part 1. Write that	r all of your entries from Part 1, including number here	any entries for	\$235,000.00
Part 2: Descri	ibe Your Vehicles				-
			est in any vehicles, whether they are regi		vehicles you own that
someone else	drives. If you lease a	vehicle, also repo	t it on Schedule G: Executory Contracts and	d Unexpired Leases.	
Official Form 10	OGA/B		Schedule A/B: Property		2000
	(c) 1995-2021 Best Case, LI	.C - www.beidcase.com	The state of the s		page Best Case Bankrupte
Software Copyright	(c) 1980-2021 Best Case, C	C - www.bestcase.com			Best Case Bankr.

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 4 of 29

Debtor 1 Jamle Lynn	Gallian Case	number (if known)	8:21-bk-11710-ES
Cars, vans, trucks, trac	ctors, sport utility vehicles, motorcycles		3.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2
■ No			
☐ Yes			
Watercraft, aircraft, mo Examples: Boats, trailers	tor homes, ATVs and other recreational vehicles, other vehicles, and a , motors, personal watercraft, fishing vessels, snowmobiles, motorcycle acce	ccessories	
■ No	A MINISTER OF THE PROPERTY OF		
☐ Yes			
Add the dollar value of pages you have attach	f the portion you own for all of your entries from Part 2, including any e led for Part 2. Write that number here	entries for	\$0.00
Part 3: Describe Your Perso	onal and Household Items		
Do you own or have any l	legal or equitable interest in any of the following items?		Current value of the portion you own? Do not deduct secured claims or exemptions.
Household goods and in Examples: Major appliar No	furnishings nces, furniture, linens, china, kitchenware		
Yes. Describe			
	Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beac 92649	h GA	\$3,500.00
	waterford crystal set red and white wine glasses		\$1,000.00
Examples: Televisions a including cell  No  Yes. Describe	ind radios; audio, video, stereo, and digital equipment; computers, printers, s phones, cameras, media players, games  Wall television, computer, printer and peripherals		Illections; electronic devices
	Location: 16222 Monterey Lane, Space 376, Huntington Beac 92649	h CA	\$500.00
Collectibles of value  Examples: Antiques and other collection  No  Yes. Describe	figurines; paintings, prints, or other artwork; books, pictures, or other art obj ons, memorabilia, collectibles	ects; stamp, coin,	or baseball card collections;
Table Data Data Data III,	Lladro figurine collection (20)		\$1,900.00
Equipment for sports at Examples: Sports, photo musical instru	graphic, exercise, and other hobby equipment; bicycles, pool tables, golf clu	ibs, skis; canoes a	nd kayaks; carpentry tools;
). Firearms	s, shotguns, ammunition, and related equipment		
■ No	The state of the s		
☐ Yes. Describe fficial Form 106A/B	Schedule A/B: Property		page 2
	wallacents ( a bet I cohour)		
itware Copyright (c) 1996-2021 Bos	et Case, LLC - www.bestcase.com		Best Case Bankrupto

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 5 of 29

Debtor 1 Jamie Lyn	n Gaman	Case number (ii	
Clothes     Examples: Everyday     □ No	clothes, furs, leather coats, design	ner wear, shoes, accessories	
Yes. Describe			
	Misc. clothing Location: 16222 Montere 92649	y Lane, Space 376, Huntington Beach CA	\$1,000,
2. Jewelry Examples: Everyday  ☐ No ■ Yes. Describe	iewelry, costume jewelry, engager	ment rings, wedding rings, heirloom jewelry, watches,	gems, gold, silver
	chains/bracelets, and ear	yrs. old); costume jewelry, misc. non-gold rrings. y Lane, Space 376, Huntington Beach CA	\$1,000.0
3. Non-farm animals  Examples: Dogs, cats  No  Yes. Describe	, birds, horses		
	5-year old Wired Terrier I	200	\$25.0
■ No □ Yes. Give specific in  5. Add the dollar value	nd household items you did no	t already list, including any health aids you did not	ilist
Yes. Give specific in  Add the dollar value for Part 3. Write that	nd household items you did no nformation of all of your entries from Part number here	t already list, including any health aids you did not	ilist
No Yes, Give specific in  15. Add the dollar value for Part 3. Write that	nd household items you did no nformation of all of your entries from Part number here	t already list, including any health alds you did not	riist
No Yes. Give specific in  15. Add the dollar value for Part 3. Write that  Part 4: Describe Your Fina Do you own or have any  6. Cash  Examples: Money you No	nd household items you did no nformation of all of your entries from Part t number here	t already list, including any health aids you did not  3, including any entries for pages you have attach  y of the following?	Current value of the portion you own? Do not deduct secured claims or exemptions.
No Yes. Give specific in  15. Add the dollar value for Part 3. Write that  Part 4: Describe Your Fina Do you own or have any  6. Cash  Examples: Money you No Yes	nd household items you did no nformation of all of your entries from Part number here	t already list, including any health aids you did not  3, including any entries for pages you have attach  y of the following?  t, in a safe deposit box, and on hand when you file you	Current value of the portion you own? Do not deduct secured claims or exemptions.
No Yes, Give specific in Yes, Give specific	nd household items you did no nometion  of all of your entries from Part through the number here	t already list, including any health aids you did not  3, including any entries for pages you have attach  y of the following?  t, in a safe deposit box, and on hand when you file you	Current value of the portion you own? Do not deduct secured claims or exemptions.
No Yes. Give specific in  15. Add the dollar value for Part 3. Write that  Part 4: Describe Your Fina Do you own or have any  6. Cash  Examples: Money you No Yes	nd household items you did no nometion  of all of your entries from Part through the number here	t already list, including any health aids you did not  3, including any entries for pages you have attach  y of the following?  b, in a safe deposit box, and on hand when you file you  ts; certificates of deposit; shares in credit unions, broke th the same institution, list each.	Current value of the portion you own? Do not deduct secured claims or exemptions.
No Yes. Give specific in  15. Add the dollar value for Part 3. Write that  Part 4: Describe Your Fina Do you own or have any  6. Cash  Examples: Money you No Yes	nd household items you did no nformation of all of your entries from Part t number here	t already list, including any health aids you did not  3, including any entries for pages you have attach  y of the following?  b, in a safe deposit box, and on hand when you file you  ts; certificates of deposit; shares in credit unions, broke th the same institution, list each.	Current value of the portion you own? Do not deduct secured claims or exemptions. or petition erage houses, and other similar \$3,793.0
No Yes. Give specific in  15. Add the dollar value for Part 3. Write that  Part 4: Describe Your Fina Do you own or have any  6. Cash  Examples: Money you No Yes	nd household items you did no information  of all of your entries from Part trumber here	t already list, including any health aids you did not  3, including any entries for pages you have attach  y of the following?  4, in a safe deposit box, and on hand when you file you  ts; certificates of deposit; shares in credit unions, broke th the same institution, list each.  Institution name:  t Bank of America	Current value of the portion you own? Do not deduct secured claims or exemptions. If petition erage houses, and other similar \$3,793.0

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 6 of 29

Debtor	Jamie Lyr	n Gallian			Case number	(if known)	8:21-bk-11710-ES
		17.3.	Savings	Alliant Credit Union-Only f relief funds from the govern		ovid-19	\$2,600.00
B. Bon	ds, mutual fund	s, or public	ly traded stocks				
■ No		us, investme	ent accounts with bro	okerage firms, money market accounts			
	S		Institution or issuer	name:			
9. Non- join	Lventure	stock and	interests in incorp	orated and unincorporated businesse	s, including a	ın interest i	in an LLC, partnership, and
■ Ye	s. Give specific	information Nar	about them	*****	% of owners	nio:	
			astle Co, LLC Er of less than \$2,0	ntity currently has a bank 00 assets.			
		Registra Registra 2/25/202 Manager	tion to Debtor's i tion was transfer 1. According to ment Houser Bro	was to hold HCD residence. HCD rred to debtor on the Mobilehome Park is, park rules forbid home than an individual.	100	%	\$2,000.00
		\$4,000; Certifica LBM 108 UCC-1 N 1/14/201	te of Title with Ho 11; 2014 Skyline ( lanufactured Hor 9. against persor	ts include bank account of around CD, perfected 1/14/2019, Custom Villa Manufactured Home me Financing Statement perfected nal property located at 16222			
		Wontere	y Lane, Space 37	6, Huntington Beach, CA. 92649	33.33	%	\$59,666.00
Non-	otiable instrument negotiable instru s. Give specific in	nts include p nts are t information a lssu	ersonal checks, cas hose you cannot trai bout them er name:	tiable and non-negotiable instruments hiers' checks, promissory notes, and mo nsfer to someone by signing or delivering	nev ordere		
Exar □ No		n IRA, ERIS	A, Keogh, 401(k), 40	03(b), thrift savings accounts, or other pe	ension or profit	-sharing pla	ans
■ Yes	s. List each acco		ely. f account:	Institution name:			
		IRA		Fidelity			\$7,400.00
Your	ples: Agreement	ed deposits	you have made so t	that you may continue service or use fron ublic utilities (electric, gas, water), teleco	n a company mmunications	companies	, or others
■ No.				Institution name or individual:			
B. Annu	ities (A contract	for a period	ic payment of mone	y to you, either for life or for a number of	years)		
11.00		issuer name	and description.				
. Intere	sts in an educat	tion IRA, in	an account in a gu	alified ABLE program, or under a qua	lified state tu	ition progra	am.
20 0.3	S.C. §§ 530(b)(1) rm 106A/B	, 529A(b), a	nd 529(b)(1).	Schedule A/B: Property			
tware Cop	yright (c) 1996-2021 B	est Case, LLC -	www.bestcase.com				page 4 Best Case Bankrupto

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 7 of 29

Debtor 1	Jamie Lynn	Commit			Case number (if kno	(חאנכ	8:21-bk-11710-ES
■ No							
☐ Yes.	Ir	nstitution nan	ne and description.	Separately file the records	s of any interests.11 U.S.C. § 52	1(c):	
- 140				ner than anything listed (	n line 1), and rights or powers	exer	cisable for your benefit
	. Give specific in						
■ No	ipies. Internet don	nain names,	websites, proceeds	other intellectual proper from royalties and licensi	rty ng agreements		
	Give specific inf						
Examp	ses, franchises, ples: Building per	and other ge mits, exclusi	eneral intangibles ve licenses, cooper	rative association holdings	, liquor licenses, professional lic	enses	3
	Give specific inf	ormation abo	out them				
	property owed t						Current value of the portion you own? Do not deduct secured claims or exemptions.
■ No	funds owed to y	ou					
1124	Give specific info	ormation abou	ut them, including v	vhether you already filed the	ne returns and the tax years		
Family	support						
Examp ■ No	oles: Past due or	lump sum ali	mony, spousal sup	port, child support, mainte	nance, divorce settlement, prope	erty se	attlement
	Give specific info	rmation					
Other a Examp	amounts someon ples: Unpaid wage benefits; unp	es, disability i	i insurance payment u made to someon	s, disability benefits, sick p e else	pay, vacation pay, workers' com	pens	ation, Social Security
Examp  No	oles: Unpaid wage benefits; unp	es, disability i paid loans yo	nsurance payment	s, disability benefits, sick p e else	oay, vacation pay, workers' com	pens	ation, Social Security
Examp  No	oles: Unpaid wage	es, disability i paid loans yo	nsurance payment	s, disability benefits, sick p e else	pay, vacation pay, workers' com	pensi	ation, Social Security
■ No □ Yes. Interest Example	benefits; unp Give specific info	es, disability i paid loans yo ormation	insurance payment u made to someon	e eise	pay, vacation pay, workers' com		
■ No □ Yes. Interest Examp	benefits; unp benefits; unp Give specific info ts in insurance poles: Health, disab	es, disability in paid loans you communition policies polity, or life in	insurance payment u made to someon u made to someon u made to someon	vings account (HSA); cred			
■ No □ Yes. Interest Examp	benefits; unp benefits; unp Give specific info ts in insurance poles: Health, disab	es, disability in paid loans you commation  policies bility, or life in the company	insurance payment u made to someon	vings account (HSA); cred			Surrender or refund
No Yes. Interest Examp No Yes. No Yes. No Yes. No No No No No No	bes: Unpaid wage benefits; unp Give specific info ts in insurance poles: Health, disat Name the insurar berest in property are the benefician ne has died.	es, disability is paid loans you commation  policies bility, or life in company Company y that is due yof a living tr	insurance payment u made to someon isurance; health sa of each policy and ny name:	vings account (HSA); cred	it, homeowner's, or renter's insu	urance	Surrender or refund value:
No Yes. Interest Examp. No Yes. No Yes. No Yes. No No No No No No No No No No No No No	oles: Unpaid wage benefits; unp Give specific info ts in insurance p les: Health, disat Name the insurar	es, disability is paid loans you commation  policies bility, or life in company Company y that is due yof a living tr	insurance payment u made to someon isurance; health sa of each policy and ny name: you from someor ust, expect procee	vings account (HSA); cred list its value, he who has died ds from a life insurance po	it, homeowner's, or renter's insu Beneficiary: licy, or are currently entitled to n	receiye	Surrender or refund value:
■ No □ Yes. Interest Examp ■ No □ Yes. No □ Yes. No □ Yes. No	oles: Unpaid wage benefits; unp Give specific info ts in insurance p les: Health, disat Name the insuran erest in property are the benefician ne has died.	es, disability is paid loans you commation  policies bility, or life in company Company y that is due yof a living tr	insurance payment u made to someon usurance; health sa of each policy and ny name:  you from someor ust, expect procee	vings account (HSA); cred list its value, he who has died ds from a life insurance po e of Father Charles J.	it, homeowner's, or renter's insu Beneficiary:	receiye	Surrender or refund value:
No Yes. Interest Examp. No Yes.	oles: Unpaid wage benefits; unp Give specific info ts in insurance p les: Health, disat Name the insuran erest in property are the benefician ne has died.	es, disability is paid loans you commation  policies bility, or life in company Company y that is due yof a living tr	insurance payment u made to someon usurance; health sa of each policy and my name:  you from someon ust, expect procee  Probate estate  OCSC Case N	vings account (HSA); cred list its value, he who has died ds from a life insurance po	it, homeowner's, or renter's insu  Beneficiary: licy, or are currently entitled to n	receiye	Surrender or refund value: e property because
■ No Yes. Interest Examp ■ No Yes. Any interest if you a someon No No Yes.	oles: Unpaid wage benefits; unp Give specific info ts in insurance p les: Health, disat Name the insuran erest in property are the benefician ne has died.	es, disability is paid loans you commation  policies bility, or life in company Company y that is due yof a living tr	insurance payment u made to someon usurance; health sa of each policy and my name:  you from someon ust, expect procee  Probate estate  OCSC Case N	vings account (HSA); cred list its value, he who has died dis from a life insurance po e of Father Charles J. 0. 30-2017-00915711.	it, homeowner's, or renter's insu  Beneficiary: licy, or are currently entitled to n	receiye	Surrender or refund value: e property because
No Yes. Interest Examp. No Yes. Yes.	oles: Unpaid wage benefits; unp Give specific info its in insurance poles: Health, disat Name the insuran erest in property are the benefician ne has died.  Give specific info	es, disability is paid loans you commation  policies bility, or life in company Company y that is due yof a living tr	insurance payment u made to someon surance; health sa of each policy and ny name:  you from someor ust, expect procee  Probate estate  OCSC Case N  Uncertain wha	vings account (HSA); cred list its value, he who has died ds from a life insurance po e of Father Charles J. o. 30-2017-00915711. ht, if any, proceeds will	it, homeowner's, or renter's insu  Beneficiary: licy, or are currently entitled to n	receiye	Surrender or refund value: e property because Unknown
■ No Yes. Interest Examp ■ No Yes. Interest Examp ■ No Yes. If you a someor No Yes.  [32.*	oles: Unpaid wage benefits; unp Give specific info its in insurance poles: Health, disat Name the insuran erest in property are the benefician ne has died.  Give specific info	es, disability in paid loans you committee policies policies company Company of a living to committee or a living to committee	insurance payment u made to someon isurance; health sa of each policy and ny name:  you from someor ust, expect procee  Probate estate  OCSC Case N Uncertain wha	vings account (HSA); cred list its value, he who has died dis from a life insurance po e of Father Charles J. 0. 30-2017-00915711.	it, homeowner's, or renter's insu  Beneficiary: licy, or are currently entitled to n	receiye	Surrender or refund value: e property because

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 8 of 29

2 01-1	ynn Gallian Case number (if known)	SIMI DIL TITTO LO
Examples: Accider  No  Yes. Describe ex	ird parties, whether or not you have filed a lawsuit or made a demand for payment nts, employment disputes, insurance claims, or rights to sue	
☐ No  Yes. Describe ea	and unliquidated claims of every nature, including counterclaims of the debtor and rights to	set off claims
	Seri Galfiana.	
[34.1]	Personal Injury claim against Huntington Beach Gables Homeowners Association; Jesus Jasso, Jr. et al. DOI: 8/5/2018 OCSC Case No. 30-2020-01153679.	Unknown
[34.2]	Claim against Houser Bros Co. dba Rancho Del Rey Mobilehome Estates for Violation(s) of Civil Code and MRL §798, et seq. Failure to Offer and countersign Lease Agreement, Lot 3 2014 manufactured home sold in place 11/1/2018 to debtor. Failure to disclose possible MH park Change of Use; Failure to timely pursue/ prosecute frivolous UD claim filled 1/2/19, against Debtor; Multiple acts park management including retaliation, discrimination, trespassing, unlawful entry; forcible detainer, wrongful eviction. No lawsuit yet file	s by
Yes. Give specifi	ts you did not already list c information  Possible Victim Restitution Order against Jesus Jasso Jr. for battery, Penal Code §242  OCDA Criminal Case, People of the State of California vs Jesus Jasso Jr.  OCSC Case No. 19WM09951  Estimated loss of income \$73,000.00	Ünknown
□ No ■ Yes, Give specifi [351]	c information  Possible Victim Restitution Order against Jesus Jasso Jr. for battery, Penal Code §242  OCDA Criminal Case, People of the State of California vs Jesus Jasso Jr.	Unknown \$27,000.00
□ No ■ Yes, Give specifi [351]  [352]  [35.2]  Add the dollar val for Part 4. Write the	Possible Victim Restitution Order against Jesus Jasso Jr. for battery, Penal Code §242 OCDA Criminal Case, People of the State of California vs Jesus Jasso Jr. OCSC Case No. 19WM09951 Estimated loss of income \$73,000.00  Possible COVID-19 Rent Relief Act from State of California (Applied for June 2021, but not yet approved). Not property of the estate.	
No Yes, Give specifi  [351]  [35.2]  Add the dollar val for Part 4. Write the	Possible Victim Restitution Order against Jesus Jasso Jr. for battery, Penal Code §242 OCDA Criminal Case, People of the State of California vs Jesus Jasso Jr. OCSC Case No. 19WM09951 Estimated loss of income \$73,000.00  Possible COVID-19 Rent Relief Act from State of California (Applied for June 2021, but not yet approved). Not property of the estate.	\$27,000.00

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 9 of 29

Deb	otor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
			OBSC HUMBER (II KNOWI)	0:21-DK-11/10-ES
	o you own or have any legal or equitable interest in any business-r	elated property?		
	No. Go to Part 6.			
Ш	Yas. Go to line 38.			
art	6: Describe Any Farm- and Commercial Fishing-Related Property If you own or have an interest in farmland, list it in Part 1.	You Own or Have an Interes	t In.	
	Do you own or have any legal or equitable interest in any fa  No. Go to Part 7.	rm- or commercial fishin	g-related property?	
	Yes. Go to line 47.			
	- 100. QQ (Q (m)Q 4) .			
irt	The state of the s	You Did Not List Above		
	Describe All Property You Own or Have an Interest in That			
7	The state of the s	2002		
C	Do you have other property of any kind you did not already Examples: Season tickets, country club membership	2002		
	Do you have other property of any kind you did not already  Examples: Season tickets, country club membership  No	2002		
	Do you have other property of any kind you did not already Examples: Season tickets, country club membership	2002		
	Do you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes. Give specific information	list?		
	Do you have other property of any kind you did not already  Examples: Season tickets, country club membership  No	list?	·······	\$0.00
4.	Oo you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes. Give specific information Add the dollar value of all of your entries from Part 7. Write	list?		\$0.00
	Oo you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes. Give specific information	list?		\$0.00
4.	Oo you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes. Give specific information Add the dollar value of all of your entries from Part 7. Write	s that number here		\$0.00 \$235,000.0
. C	Do you have other property of any kind you did not already  Examples: Season tickets, country club membership  No  Yes, Give specific information  Add the dollar value of all of your entries from Part 7. Write  List the Totals of Each Part of this Form  Part 1: Total real estate, line 2  Part 2: Total vehicles, line 5	s that number here		
	Do you have other property of any kind you did not already  Examples: Season tickets, country club membership  No  Yes, Give specific information  Add the dollar value of all of your entries from Part 7. Write  List the Totals of Each Part of this Form  Part 1: Total real estate, line 2  Part 2: Total vehicles, line 5  Part 3: Total personal and household items, line 15	that number here		7792
	Do you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes. Give specific information  Add the dollar value of all of your entries from Part 7. Write I List the Totals of Each Part of this Form  Part 1: Total real estate, line 2  Part 2: Total vehicles, line 5  Part 3: Total personal and household items, line 15  Part 4: Total financial assets, line 36	that number here		7792
	Do you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes, Give specific information Add the dollar value of all of your entries from Part 7. Write I List the Totals of Each Part of this Form Part 1: Total real estate, line 2	\$0.00 \$8,925.00		7797
	Do you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes, Give specific information Add the dollar value of all of your entries from Part 7. Write List the Totals of Each Part of this Form Part 1: Total real estate, line 2	\$0.00 \$8,925.00 \$103,866.00		
	Do you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes, Give specific information Add the dollar value of all of your entries from Part 7. Write I List the Totals of Each Part of this Form Part 1: Total real estate, line 2	\$0.00 \$8,925.00 \$103,866.00 \$0.00		7797
	Do you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes, Give specific information Add the dollar value of all of your entries from Part 7. Write List the Totals of Each Part of this Form Part 1: Total real estate, line 2	\$0.00 \$8,925.00 \$103,866.00 \$0.00		\$235,000.0
4. 5. 6. 7. 3. 9.	Do you have other property of any kind you did not already Examples: Season tickets, country club membership I No I Yes. Give specific information  Add the dollar value of all of your entries from Part 7. Write I List the Totals of Each Part of this Form  Part 1: Total real estate, line 2  Part 2: Total vehicles, line 5  Part 3: Total personal and household items, line 15  Part 4: Total financial assets, line 36  Part 5: Total business-related property, line 45  Part 6: Total farm- and fishing-related property, line 52  Part 7: Total other property not listed, line 54	\$0.00 \$8,925.00 \$103,866.00 \$0.00 \$0.00		\$235,000.00

Official Form 106A/B
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Schedule A/B: Property

Page 7
Best Case Benkruptcy

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Debtor 1	TANK AND A PROPERTY			
	Jamie Lynn Gallian First Name	Middle Name	Last Name	
Debtor 2 (Spouse if, filing)	FreeDo			
	First Name	Middle Name	Last Name	
United States	Bankruptcy Court for the: CEN	TRAL DISTRICT OF C	CALIFORNIA-SANTA ANA DIVISION	210
Case number	8:21-bk-11710-ES			
,				Check if this is an amended filing
	orm 106C	V OI-		
	ile C: The Prope			4/1
needed, fill out case number (	and attach to this page as many of known).	copies of Part 2: Additio	g together, both are equally responsible ) as your source, list the property that you and Page as necessary. On the top of a	ou claim as exempt. If more space is ny additional pages, write your name a
iny applicable unds—may b exemption to	e statutory limit. Some exemption	ns—such as those for	ne amount of the exemption you clain full fair market value of the property r health aids, rights to receive certain n exemption of 100% of fair market va ty is determined to exceed that amou	being exempted up to the amount of benefits, and tax-exempt retiremen
Part 1: Ide	ntify the Property You Claim as	Exempt		
	of exemptions are you claiming		en if your spouse is filing with you	
	claiming state and federal nonbar			
	claiming federal exemptions. 11		11 0.0.0. 3 022(0)(0)	
			empt, fill in the information below.	
	ption of the property and line on	Current value of the	Amount of the exemption you claim	
Schedule A	/8 that lists this property	portion you own		Specific laws that allow exemption
		Schedule A/B	Check only one box for each exemption.	
16222 Me Huntingt	onterey Ln. Spc 376 on Beach, CA 92649 Orange	\$235,000.00	\$600,000.00	C.C.P. § 704.730
APN: 891	-569-62; 2014 Skyline /illa Manufactured Home. . LBM1081. Serial Number		100% of fair market value, up to any applicable statutory limit	
AC7V710 Number	394GB 56'x15'2"; Serial AC7V710394GA 60'x15'2". Schedule A/B: 1.1			
Decal No AC7V710 Number of Line from S	394GB 56'x15'2"; Serial AC7V710394GA 60'x15'2". Schedule A/B: 1.1 usehold goods and	\$3,500.00	\$3,500.00	C.C.P. § 704.020
Decal No AC7V710 Number Line from S Misc. hor furnishin Location	394GB 56'x15'2"; Serial AC7V710394GA 60'x15'2". Schedule A/B: 1.1 usehold goods and	\$3,500.00	\$3,500.00  100% of fair market value, up to any applicable statutory limit	Section of the second
Decal No AC7V710 Number Line from S Misc. hor furnishin Location Space 37 92649	394GB 56'x15'2"; Serial AC7V710394GA 60'x15'2". Schedule A/B: 1.1 Usehold goods and gs 16222 Monterey Lane.	\$3,500.00	100% of fair market value, up to	Section of the second
Misc. hor furnishin Location Space 37 92649	394GB 56'x15'2"; Serial AC7V710394GA 60'x15'2". Schedule A/B: 1.1 usehold goods and gs 16222 Monterey Lane, 6, Huntington Beach CA Schedule A/B: 6.1	\$3,500.00 \$1,000.00	100% of fair market value, up to	Section of the second

# Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 11 of 29

Brief description of the property and line on	Current value of the	Am	ount of the exemption you claim	Specific laws that allow exemption
Schedule A/B that lists this property	portion you own Copy the value from		eck only one box for each exemption.	Specific laws that allow exemption
WORK CONTRACT TO THE STREET OF THE STREET	Schedule A/B	, one	оок ону она вох тог васи ехетрион.	
Wall television, computer, printer and peripherals	\$500.00	-	\$500.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B. 7.1		0	100% of fair market value, up to any applicable statutory limit	
A. J. S.				
Liadro figurine collection (20) Line from Schedule A/B: 8.1	\$1,900.00		\$1,900.00	C.C.P. § 704.040
			100% of fair market value, up to any applicable statutory limit	
Misc. clothing Location: 16222 Monterey Lane,	\$1,000.00		\$1,000.00	C.C.P. § 704.020
Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 11.1			100% of fair market value, up to any applicable statutory limit	
Movado wrist watch (20 yrs. old);	\$1,000.00		\$1,000.00	C.C.P. § 704.040
costume jewelry, misc. non-gold chains/bracelets, and earrings. cocation: 16222 Monterey Lane, ppace 376, Huntington Beach CA 2649 ine from Schedule A/B: 12.1			100% of fair market value, up to any applicable statutory limit	
E		-		
5-year old Wired Terrier Dog Line from Schedule A/B: 13.1	\$25.00		\$25.00	C.C.P. § 704.020
			100% of fair market value, up to any applicable statutory limit	
EDD Debit account: Bank of America	\$3,793.00		\$3,793.00	C.C.P. § 704.225
Line from Schedule A/B: 17,1			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit Union-Only	\$1,407.00		\$1,407,00	C.C.P. § 704.220
funds are Covid-19 relief funds from the government.  Line from Schedule A/B: 17.2			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit Union-Only	\$2,600.00		\$381.00	C.C.P. § 704.220
funds are Covid-19 relief funds from - the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly	\$2,600.00		\$2,219.00	C.C.P. § 704.225
funds are Covid-19 relief funds from the government.  Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
IRA: Fidelity	\$7,400,00	-		C.C.P. § 704.115(a)(1) & (2),
Line from Schedule A/B: 21.1	V1,400.00	0		(b)

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 12 of 29

Debtor	1 Ja	mie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES
Br	Brief description of the property and line on Schedule A/B that lists this property		Current value of the portion you own			Specific laws that allow exemption
			Copy the value from Schedule A/B	Che	ack only one box for each exemption.	
	IRA: Fidelity Line from Schedule A/B: 21.1		\$7,400.00	m	\$7,400.00	11 U.S.C. § 522(b)(3)(C)
	Line from Schedule A/B: 21.1			100% of fair market value, up to any applicable statutory limit		
		al Injury claim against gton Beach Gables HOA;	Unknown			C.C.P. § 704.140
Je 30 da	sus J -2020 mage	asso, Jr. Case No. -01153679. Estimated s unknown Schedule A/B: 34.1		0	100% of fair market value, up to any applicable statutory limit	
An (St	e you	claiming a homestead exemption to adjustment on 4/01/22 and every	of more than \$170,35	07 ses fil	led on or after the date of adjustmen	
	No				and and the date of adjustment	/
	Yes	Did you acquire the property cover	red by the exemption wi	thin 1.	215 days before you filed this case?	
		No	Contract of the second		The same of the sa	
	-	Yes				

Official Form 106C Schedule C: The Property You Claim as Exempt Software Copyright (c) 1996-2021 Best Case, LLC - www.bestcase.com

page 3 of 3 of Case Benkruptcy

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 13 of 29

	formation to identify your ca	5e:		(A)
Debtor 1	Jamie Lynn Gallian			
Debtor 2	First Name	Middle Name	Last Name	
(Spouse if, filling)	Firal Name	Middle Name	Last Name	
United States	Bankruptcy Court for the:	CENTRAL DISTRICT C	OF CALIFORNIA-SANTA ANA DIVISION	
Case numbe	8:21-bk-11710-ES			
(f known)				Check if this is an amended filing
	Form 106G	Contracto or	d Unexpired Leases	
zonicau	ie G. Executory	sontracts an	are filing together, both are equally respon	12/15
No. Ci	ill in all of the information below	with the court with your v even if the contacts of	other schedules. You have nothing else to re	
evamnle		ny with whom you he		Official Form 106 A/B).
	rent, vehicle lease, cell phor pired leases.	ny with whom you ha le). See the instruction:	i leases are listed on Schedule A/B:Property ( live the contract or lease. Then state what e is for this form in the instruction booklet for mo	Official Form 106 A/B),
and unex		nave the contract or le	ive the contract or lease. Then state what e is for this form in the instruction booklet for mo	Official Form 106 A/B), each contract or lease is for (for re examples of executory contracts
Person 2.1 Hou dba	or company with whom you i	nave the contract or le	tive the contract or lease. Then state what e is for this form in the instruction booklet for mo ease State what the contract or lease Unexpired Ground lease T	Official Form 106 A/B), each contract or lease is for (for re examples of executory contracts is for ract 10542, Unit 4, Lot 376 for the located at 16222 Monterey

Official Form 106G

Schedule G: Executory Contracts and Unexpired Leases

Page 1 of 1 Best Case Bankruptcy

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Debtor		ir case:			
	vanne Lynn Ga				
Debtor	First Name	Middle Name	Last Name		
(Spouse il	f, filing) First Name	Middle Name	Last Name		
United :	States Bankruptcy Court for the	CENTRAL DISTRICT OF	F CALIFORNIA-SANTA A	NA DIVISION	
Case n	umber 8:21-bk-11710-ES				
(if knawn)					Check if this is an
					amended filing
Offici	ial Form 106H				
Sche	edule H: Your Co	debtors			12/15
ill it out our nar	me and case number (if know	e boxes on the left. Attach a). Answer every question.	the Additional Page to the	. If more space is ned is page. On the top	as possible. If two married ded, copy the Additional Page of any Additional Pages, write
1. 0	o you have any codebtors? (	f you are filing a joint case, d	o not list either spouse as	a codebtor.	
■ N					
	es.				
2. W	Vithin the last 8 years, have yo cona, California, Idaho, Louisian	u lived in a community pro a, Nevada, New Mexico, Pue	perty state or territory? ( rto Rico, Texas, Washingto	Community property s	tates and territories include
	lo. Go to line 3.				
■ Y	es. Did your spouse, former sp	ouse, or legal equivalent live	with you at the time?		
	□ No				
	Yes.				
		te or territory did you live?	California	. Fill in the name and	current address of that person.
	Ronald Pierpont 4519 Ponderosa Wa	nv.			A second second section of the second
	Yorba Linda, CA 92	886			
		886		_	
Form	Yorba Linda, CA 92 Name of your spouse, former so Number, Street, City, State & Z  Olumn 1, list all of your codeb ne 2 again as a codebtor only	886  counts, or logal equivalent p Code  tors. Do not include your s if that person is a quarante			
Form	Yorba Linda, CA 92  Name of your spouse, former s, Number, Street, City, State 8, Z  Olumn 1, list all of your codeb  ne 2 again as a codebtor only  n 106D), Schedule E/F (Officia	886 Doume, or logal equivalent p Code fors. Do not include your s if that person is a guaranto il Form 106E/F), or Schedul		you have listed the Use Schedule D, Sc	rith you. List the person show creditor on Schedule D (Officia hedule E/F, or Schedule G to f for to whom you owe the debt hat apply:
Form	Yorba Linda, CA 92  Name of your spouse, former is Number, Street, City, State & 2.  column 1, list all of your codeb ne 2 again as a codebtor only in 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and 2.	886 Doume, or logal equivalent p Code fors. Do not include your s if that person is a guaranto il Form 106E/F), or Schedul		you have listed the Use Schedule D, Sc Column 2: The credi Check all schedules t	creditor on Schedule D (Official hedule E/F, or Schedule G to f
Form out (	Yorba Linda, CA 92  Name of your spouse, former so Number, Street, City, State & Z  column 1, list all of your codebtor only in 108D), Schedule E/F (Official Column 2.  Column 1: Your codebtor	886 Doume, or logal equivalent p Code fors. Do not include your s if that person is a guaranto il Form 106E/F), or Schedul	r or cosigner. Make sure e G (Official Form 106G).	you have listed the Use Schedule D, Sc Column 2: The credit Check all schedules to Schedule D, line Schedule E/F, line	creditor on Schedule D (Official hedule E/F, or Schedule G to f
Form out (	Yorba Linda, CA 92 Name of your spouse, former is Number, Street, City, State 8. 2.  column 1, list all of your codeb ne 2 again as a codebtor only in 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and a Name	886 Doume, or logal equivalent p Code fors. Do not include your s if that person is a guaranto il Form 106E/F), or Schedul	r or cosigner. Make sure e G (Official Form 106G).	you have listed the Use Schedule D, Sc Column 2: The credit Check all schedules to Schedule D, line	creditor on Schedule D (Official hedule E/F, or Schedule G to f
Form out (	Yorba Linda, CA 92  Name of your spouse, former is Number, Street, City, State & 2.  column 1, list all of your codeb ne 2 again as a codebtor only in 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and 2.	886 Doume, or logal equivalent p Code fors. Do not include your s if that person is a guaranto il Form 106E/F), or Schedul	r or cosigner. Make sure e G (Official Form 106G).	you have listed the Use Schedule D, Sc Column 2: The credit Check all schedules to Schedule D, line Schedule E/F, line	creditor on Schedule D (Official hedule E/F, or Schedule G to f
Form out (	Yorba Linda, CA 92  Name of your spouse, former is, Number, Street, City, State & Z.  olumn 1, list all of your codeb one 2 again as a codebtor only in 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and in Name  Number Street	886 source, or logal equivalent prode tors. Do not include your s if that person is a guarante il Form 106E/F), or Schedul	e G (Official Form 106G).	you have listed the Use Schedule D, Schedule D, Schedule D, Inc Schedule D, line Schedule G, line Schedule G, line	creditor on Schedule D (Official hedule E/F, or Schedule G to f
Form out (	Yorba Linda, CA 92  Name of your spouse, former is, Number, Street, City, State & Z.  olumn 1, list all of your codeb one 2 again as a codebtor only in 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and in Name  Number Street	886 source, or logal equivalent prode tors. Do not include your s if that person is a guarante il Form 106E/F), or Schedul	e G (Official Form 106G).	you have listed the Use Schedule D, Schedule D, Schedule D, line Schedule G, line Schedule G, line Schedule D, line	creditor on Schedule D (Official hedule E/F, or Schedule G to f
Form out (	Yorba Linda, CA 92  Name of your spouse, former is, Number, Street City, State & C.  Olumn 1, list all of your codeb one 2 again as a codebtor only in 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and in Name  Number Street City	886 source, or logal equivalent prode tors. Do not include your s if that person is a guarante il Form 106E/F), or Schedul	e G (Official Form 106G).	you have listed the Use Schedule D, Schedule D, Schedule D, Inc Schedule D, line Schedule G, line Schedule G, line	creditor on Schedule D (Official hedule E/F, or Schedule G to f
Form out (	Yorba Linda, CA 92  Name of your spouse, former is, Number, Street City, State & C.  Olumn 1, list all of your codeb one 2 again as a codebtor only in 106D), Schedule E/F (Official Column 2.  Column 1: Your codebtor Name, Number, Street, City, State and in Name  Number Street City	886 source, or logal equivalent prode tors. Do not include your s if that person is a guarante il Form 106E/F), or Schedul	e G (Official Form 106G).	you have listed the Use Schedule D, Schedule D, Schedule D, line Schedule E/F, line Schedule D, line Schedule E/F, line	creditor on Schedule D (Official hedule E/F, or Schedule G to f

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	btor 1 Jamie Lynn	Callina							
-	John Lynn	Gallian			-				
	ouse, if filing)				-				
Un	ited States Bankruptcy Court for the	CENTRAL DISTRIC	T OF CALIFORNIA-SA	ANTA					
	se number 8:21-bk-11710-E	s				Check if this is	E		
(If A	nown)					An amende			
	- Number of the Color					A supplem 13 income		g postpetition ollowing date:	chapter
_	fficial Form 106l					MM / DD/ Y	YYY		
	chedule I: Your Inc								12/15
po	as complete and accurate as pos plying correct information. If you use. If you are separated and you ch a separate sheet to this form.	are married and not fil ir spouse is not filing v	ing jointly, and your s	pouse le infor	is living	with you, incl	ude infor	nation about	your
Pa	1 1: Describe Employment								
1-	Fill in your employment information.		Debtor 1			Debtor 2	or non-fi	ling spouse	
	If you have more than one job,	3.0000000000000000000000000000000000000	☐ Employed			□ Emple		mg spoude	
	attach a separate page with information about additional	Employment status	Not employed	Disabil	ity; DOI	8/5/18 Not e	mployed		
	employers.	Occupation	Flight Attendant						
	Include part-time, seasonal, or self-employed work.	Employer's name							
	Occupation may include student or homemaker, if it applies.	Employer's address							
		How long employed	there? 21 years						
-	t 2; Give Details About Mor		mere?						-
_		* 1180000					75.50		Co.
001	mate monthly income as of the da use unless you are separated.	ate you me this form. If	you have nothing to re	pon tor	any line,	write \$0 in the	space. Inc	lude your non	-filing
yo	u or your non-filing spouse have mo e space, attach a separate sheet to	ore than one employer, c	ombine the information	for all e	mployer	s for that perso	n on the li	nes below. If y	ou need
ich e	s space, anach a separate sheet to	this iom.			13.0	Live and	L. Carlo		
					Fo	Debtor 1		otor 2 or ng spouse	
2:	List monthly gross wages, salar deductions). If not paid monthly, or	ry, and commissions (t	efore all payroll	2.		0.00	7	N/A	
	Estimate and list monthly overti		ly wage would be.		-		•	7.0	
	Estimate and list monthly overti	ime pay.		3.	+\$	0.00	+5	N/A	
3.	Calculate gross Income. Add lin					- A			

	otor 1	Jamie Lynn Gallian		Case	number (# known)	8:2	21-bk-11	710-ES	
				Fo	r Debtor 1		or Debto		
	Cop	by fine 4 here	4	\$	0.00	S	on-filing	spouse N/A	
				170	0.00	- 5	_	NUP	
		all payroll deductions:							
	5a.	Tax, Medicare, and Social Security deductions	5a.	5	0.00	3	-	N/A	
	5c.	Mandatory contributions for retirement plans Voluntary contributions for retirement plans	5b.	5	0.00	\$	-	N/A	
	5d.	Required repayments of retirement fund loans	5d.	S	0.00	\$	_	N/A N/A	tion-
	5e.	Insurance	5e.	\$	0.00	\$		N/A	
	5f.	Domestic support obligations	51.	\$	0.00	\$		N/A	
	5g.	Union dues	5g.	\$	0.00	\$		N/A	1
	5h.	Other deductions. Specify:	5h.+	\$	0.00	+ 5		N/A	
		the payroll deductions. Add lines 5a+5b+5c+5d+5e+5f+5g+5h	6.	S	0.00	\$		N/A	D.
	Calc	culate total monthly take-home pay. Subtract line 6 from line 4.	7.	\$	0.00	\$		N/A	e)
	List 8a	all other Income regularly received:  Net income from rental property and from operating a business, profession, or farm  Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total monthly net income.	9-	6					
	8b.	Interest and dividends	8a. 8b.	5	0.00	S		N/A	de-
	8c.	Family support payments that you, a non-filing spouse, or a dependent regularly receive	00.		0.00	4		N/A	
		Include alimony, spousal support, child support, maintenance, divorce settlement, and property settlement.	Bc.	\$	0.00			2.02	
	8d.	Unemployment compensation	8d.	\$	1,005.26	5	_	N/A N/A	_
	8e.	Social Security	Be.	\$	0.00	\$		N/A	
	8f.	Other government assistance that you regularly receive include cash assistance and the value (if known) of any non-cash assistance that you receive, such as food stamps (benefits under the Supplemental Nutrition Assistance Program) or housing subsidies.  Specify: Temporary Covid-19 FAC payment	8f.	\$	1,200.00	\$		N/A	
	8g.	Pension or retirement income	8g.	5	0.00	5		N/A	
	8h.	Other monthly income. Specify:	8h.+	\$	0.00	+ 5		N/A	
	Add	all other income. Add lines 8a+8b+8c+8d+8e+8f+8g+8h.	9.	\$	2,205.26	\$		N/A	1
).	Calc	culate monthly income. Add line 7 + line 9.	10. S		2,205.26 + \$		N/A	= \$	2 205 20
	7.77	the entries in line 10 for Debtor 1 and Debtor 2 or non-filing spouse.	U		2,205.26 7 9	-	NIA	- 2	2,205.26
1	othe Do n		depen	le to p	oay expenses ils	ted in	Schedul 11.		0.00
	Add	the amount in the last column of line 10 to the amount in line 11. The rest that amount on the Summary of Schedules and Statistical Summary of Certain	ilt is th Liabil	e con lities a	nbined monthly i and Related Data	ncom s, if it	e. 12.	\$	2,205.26
2	appli	es							
2.	appli	ou expect an increase or decrease within the year after you file this form?  No.						Combin	ned y Income

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	Lynn Gallian				
First Namy		Middle Name	Last Name		
Debtor 2 (Spouse If, filing) First Name	16	Middle Name	Last Name		
United States Bankruptcy Co			CALIFORNIA-SANTA ANA	DIVISION	
Case number 8:21-bk-1	1710-ES				
if known)					Check if this is an amended filing
Official Form 107					
Statement of Fin	ancial Affair	s for Individ	duals Filing for E	Bankruptcy	4/19
umber (if known). Answer	is needed, attach a revery question.	separate sheet to	this form. On the top of an	equally responsible for su y additional pages, write yo	oplying correct our name and case
Part 1: Give Details Abo	out Your Marital Sta	tus and Where You	Lived Before		
. What is your current m	narital status?				
Married Not married					
. During the last 3 years	, have you lived any	where other than	where you live now?		
□ No					
	places you lived in the	e last 3 years. Do no	ot include where you live nov	v.	
Debtor 1 Prior Addres		Dates Debtor 1	Debtor 2 Prior Ac		Dates Debtor 2
4476 Alderport Dr. Huntington Beach,		From-To: 11/2009 to 10/31/2018	☐ Same as Debtor	1	Same as Debtor 1 From-To:
Marina Wales a way	. did vou ever live w	rith a spouse or lec	al equivalent in a commun	uity property state or territor	v2 (Community property
Within the last 8 years,	Arizona, California, k	laho, Louisiana, Nev	vada, New Mexico, Puerto R	ico, Texas, Washington and V	Visconsin.)
Within the last 8 years, tates and territories include i					
Within the last 8 years, lates and territories include in No.					
No No	u fill out <i>Schedule H</i> :	Your Codebtors (Of	ficial Form 106H)		
No Yes. Make sure you	u fill out <i>Schedule H:</i> rces of Your Income	Carrie and Paris	ficial Form 106H)		
No.  Yes. Make sure you  art 2 Explain the Sour  Did you have any incor	rces of Your Income me from employment fincome you receive	nt or from operating		ear or the two previous cale time activities. nder Debtor 1.	ndar years?
No.  Yes. Make sure you  art 2 Explain the Sour  Did you have any incor	rces of Your Income me from employment fincome you receive use and you have inco	nt or from operating	g a business during this y	-time activities.	ndar years?
In No. If Yes. Make sure you have any incore in the Soure you have any incore in the soure you are fill in the total amount of if you are filling a joint ca	rces of Your Income me from employment fincome you receive use and you have inco	nt or from operating d from all jobs and a come that you receive	g a business during this y	-time activities. ider Debtor 1.	ndar years?
No Yes. Make sure you Explain the Sour Did you have any incor Fill in the total amount of If you are filing a joint ca	rces of Your Income me from employmen if income you receive use and you have income ite.  Debtor Sources	nt or from operating d from all jobs and a come that you receive	g a business during this ye il businesses, including part together, list it only once un Gross income (before deductions and	-time activities.	Gross income (before deductions
Part 2 Explain the Sour  Did you have any incore fill in the total amount of if you are filling a joint care.  No.  Yes. Fill in the deta	me from employment income you receive ase and you have income.  Debtor Source:	nt or from operating of from all jobs and a come that you receive that you receive the come that you receive the come all that apply.	g a business during this year to businesses, including part to together, list it only once ur Gross income (before deductions and exclusions)	Debtor 2  Sources of income Check all that apply.	Gross Income
No Yes. Make sure you  art 2 Explain the Sour  Did you have any incor Fill in the total amount of If you are filling a joint ca	me from employment income you receive use and you have income you receive use and you have income you have income you have income and you have income and you have income and you have income you have income you have income you have income you have income you have income you have you have income you have you h	nt or from operating of from all jobs and a come that you receive the your receive that you receive the your receive that you receive the your receive that you receive the your receive that you receive the your receive the your receive that you receive the your receive that you receive the your receive that you receive the your receive the your receive that you receive the your	g a business during this ye il businesses, including part together, list it only once un Gross income (before deductions and	time activities.  Inder Debtor 1.  Debtor 2.  Sources of income	Gross income (before deductions
No Yes. Make sure you  The sure of the sur	me from employment income you receive use and you have income you receive use and you have income you have income you have income  nt or from operating of from all jobs and a come that you received the soft income all that apply.  es, commissions, s, tips aling a business	g a business during this yill businesses, including part a together, list it only once under the together of t	Debtor 2 Sources of income Check all that apply.  Wages, commissions, bonuses, tips  Operating a business	Gross income (before deductions	
Artes and territories include in No.  Yes. Make sure you have any income fill in the total amount of if you are filling a joint cather than the yes. Fill in the detail or last calendar year:	me from employment income you receive use and you have income you receive use and you have income you have income you have income  nt or from operating of from all jobs and a come that you received the soft income all that apply.  es, commissions, tips that apply abusiness ment of Financial Affarment of Financial	g a business during this year to businesses, including part to together, list it only once ur Gross income (before deductions and exclusions)	Debtor 2 Sources of income Check all that apply.  Wages, commissions, bonuses, tips  Operating a business	Gross income (before deductions	

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			Cas	e number (if known)	8:21-bk-11710-ES
		Debtor 1		Debtor 2	
		Sources of income Check all that apply:	Gross income (before deductions and exclusions)	Sources of inco	
	ndar year before that: o December 31, 2019		\$3,375.00	☐ Wages, commo	nissions,
		Operating a business		☐ Operating a b	ousiness
and other	ncome regardless of where public benefit paymer	ome during this year or the two nether that income is taxable. Ex tts; pensions; rental income; inte case and you have income that	amples of other income are a rest: dividends: money collec-	limony; child suppo	ort; Social Security, unemployment oyalties; and gambling and lottery otor 1.
List each	source and the gross	ncome from each source separa	tely. Do not include income t	hat you listed in line	4.
□ No ■ Yes	s. Fill in the details.				
		Debtor 1 Sources of Income Describe below.	Gross income from each source (before deductions and exclusions)	Debtor 2 Sources of inco Describe below.	Gross Income (before deductions and exclusions)
	ry 1 of current year ur filed for bankruptcy:	tti Unemployment	\$11,000.00		
or last cale January 1 to	ndar year: o December 31, 2020	Unemployment	\$21,227.00		
		401k Loan default- Taxe	and and		
			\$31,922.58		
Part 3: Lis	st Certain Payments Y	Retirement Income	\$31,922.58		
Are eithe	Per Debtor 1's or Debtor Neither Debtor 1 no individual primarily for During the 90 days to No. Go to lim Yes List belopaid that not include.	Retirement Income  ou Made Before You Filed for r 2's debts primarily consume or Debtor 2 has primarily consu- or a personal, family, or househo refore you filed for bankruptcy, di e 7. w each creditor to whom you pai creditor. Do not include payment to payment to an attorney for it.	\$31,922.58  Bankruptcy  r debts?  mer debts. Consumer debts id purpose."  d you pay any creditor a tota d a total of \$6,825* or more i tist for domestic support oblig nis bankruptcy case.	of \$6,825° or more n one or more paym ations, such as chile	ents and the total amount you d support and alimony. Also, do
Are eithe	er Debtor 1's or Debtor Neither Debtor 1 no individual primarily for During the 90 days to No. Go to limit of No. Go to limit of No. Go to limit of No. Go to limit of No. Go to limit of No. Subject to adjustro. Debtor 1 or Debtor	Retirement Income  ou Made Before You Filed for r 2's debts primarily consume or Debtor 2 has primarily consu- or a personal, family, or househo refore you filed for bankruptcy, di e 7. w each creditor to whom you pai c creditor. Do not include payment to payments to an atomey for the rent on 4/01/22 and every 3 years 2 or both have primarily consu-	\$31,922.58  Bankruptcy  r debts?  mer debts. Consumer debts id purpose."  d you pay any creditor a tota d a total of \$6,825* or more i tist for domestic support oblig nis bankruptcy case. s after that for cases filed on	of \$6,825* or more n one or more payn ations, such as chile or after the date of	nents and the total amount you d support and alimony. Also, do
Are eithe	Per Debtor 1's or Debtor Neither Debtor 1 no individual primarily five During the 90 days but the No. Go to lim	Retirement Income  ou Made Before You Filed for r 2's debts primarily consumer or Debtor 2 has primarily consumer or a personal, family, or househo refore you filed for bankruptcy, di e 7. w each creditor to whom you pai c creditor. Do not include payment de payments to an attorney for the rent on 4/01/22 and every 3 years 2 or both have primarily consu- efore you filed for bankruptcy, di	\$31,922.58  Bankruptcy  r debts?  mer debts. Consumer debts id purpose."  d you pay any creditor a tota d a total of \$6,825* or more i tist for domestic support oblig nis bankruptcy case. s after that for cases filed on	of \$6,825* or more n one or more payn ations, such as chile or after the date of	nents and the total amount you d support and alimony. Also, do
. Are eithe	Per Debtor 1's or Debtor Neither Debtor 1 no individual primarily for During the 90 days to No. Go to lim Yes List belogaid that not incluse Subject to adjustro During the 90 days to No. Go to lim Yes List belogification	Retirement Income  Tou Made Before You Filed for  Tour 2's debts primarily consume or Debtor 2 has primarily consume or a personal, family, or househo tefore you filed for bankruptcy, di a 7.  We each creditor to whom you pai t creditor. Do not include payment de payments to an attorney for the tent on 4/01/22 and every 3 years 2 or both have primarily consume fore you filed for bankruptcy, di tent.  Tour de payments to an attorney for the tent on 4/01/22 and every 3 years or both have primarily consume fore you filed for bankruptcy, di tent.	\$31,922.58  Bankruptcy  r debts?  Imer debts. Consumer debts id purpose."  d you pay any creditor a tota d a total of \$6.825* or more in this for domestic support oblig his bankruptcy case. Is after that for cases filed on timer debts. d you pay any creditor a total d a total of \$600 or more and	of \$6,825" or more paym ations, such as child or after the date of a lof \$600 or more?	nents and the total amount you d support and alimony. Also, do adjustment.
Are either No.	Per Debtor 1's or Debtor Neither Debtor 1 no individual primarily for During the 90 days to No. Go to lim Yes List belogaid that not incluse Subject to adjustro During the 90 days to No. Go to lim Yes List belogification	Retirement Income  Tou Made Before You Filed for To 2's debts primarily consume To Debtor 2 has primarily consume To Debtor 2 has primarily consume To Debtor 2 has primarily consume To a personal, family, or househo Tefore you filed for bankruptcy, die To a creditor. Do not include payment To a payment to an atomey for the Tent on 4/01/22 and every 3 year To both have primarily consumefore you filed for bankruptcy, die To we each creditor to whom you pai To a payments for domestic support of To this bankruptcy case.	\$31,922.58  Bankruptcy  r debts?  Imer debts. Consumer debts Id purpose."  Id you pay any creditor a tota d a total of \$6,825* or more in this for domestic support oblig nits bankruptcy case. Is after that for cases filed on timer debts. If you pay any creditor a total d a total of \$600 or more and bligations, such as child supp	n one or more paymations, such as child or after the date of a few of \$600 or more?  I the total amount you and and allmony. All or and allmony.	nents and the total amount you d support and alimony. Also, do adjustment.
. Are eithe □ No. □ No. □ Yes	er Debtor 1's or Debtor Neither Debtor 1 no individual primarily for in	Retirement Income  Tou Made Before You Filed for To 2's debts primarily consume To Debtor 2 has primarily consume To Debtor 2 has primarily consume To Debtor 2 has primarily consume To a personal, family, or househo Telefore you filed for bankruptcy, die 7. We each creditor to whom you pai To creditor. Do not include payments to an attorney for the Telefore you filed for bankruptcy, die To both have primarily consumefore you filed for bankruptcy, die To we each creditor to whom you pai Dayments for domestic support of To this bankruptcy case.	\$31,922.58  Bankruptcy  r debts?  mer debts. Consumer debts id purpose."  d you pay any creditor a tota d a total of \$6,825* or more i tist for domestic support oblig nis bankruptcy case. s after that for cases filed on  mer debts. d you pay any creditor a tota d a total of \$600 or more and bligations, such as child supp  nt Total amount	of \$6,825" or more n one or more payn ations, such as chile or after the date of of \$600 or more? If the total amount you amount you  Amount you	nents and the total amount you disupport and alimony. Also, do adjustment.  Du paid that creditor. Do not so, do not include payments to an
. Are eithe □ No. □ No. □ Yes	Per Debtor 1's or Debtor Neither Debtor 1 no individual primarily five primarily five paid that not incluse Subject to adjust Debtor 1 or Debtor During the 90 days but not incluse Subject to adjustre Debtor 1 or Debtor During the 90 days but not include attorney at Name and Address	Retirement Income  ou Made Before You Filed for r 2's debts primarily consumer or Debtor 2 has primarily consumer or a personal, family, or househo refore you filed for bankruptcy, di e 7. w each creditor to whom you pai c creditor. Do not include payment de payments to an attorney for the rent on 4/01/22 and every 3 year 2 or both have primarily consumer eform you filed for bankruptcy, di e 7. w each creditor to whom you pai payments for domestic support of for this bankruptcy case.  Dates of payment	\$31,922.58  Bankruptcy  r debts?  mer debts. Consumer debts id purpose."  d you pay any creditor a tota d a total of \$6,825* or more i tist for domestic support oblig nis bankruptcy case. s after that for cases filed on  mer debts. d you pay any creditor a tota d a total of \$600 or more and bligations, such as child supp  nt Total amount	n one or more paymations, such as child or after the date of a feet the date of the second or more?  If the total amount your and allimony, All Amount you still owe	nents and the total amount you disupport and alimony. Also, do adjustment.  Du paid that creditor. Do not so, do not include payments to an

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	Jamie Lynn Gallian		Cas	e number (if known)	8:21-bk-11710-ES
of wh	in 1 year before you filed for bankru lers include your relatives; any general nich you are an officer, director, person siness you operate as a sole proprietor ony.	partners; relatives of any ger in control, or owner of 20% of	neral partners; partne	erships of which you	u are a general partner; corporation
-	No				
	Yes. List all payments to an insider.				
Insi	der's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment
insic			ments or transfer a	iny property on a	ccount of a debt that benefited an
inclu	de payments on debts guaranteed or o	cosigned by an insider.			
1000	No				
	Yes. List all payments to an insider				
Insi	der's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment include creditor's name
art 4:	Identify Legal Actions, Repossess	lons, and Foreclosures			
modi	in 1 year before you filed for bankru ill such matters, including personal inju- fications, and contract disputes. No Yes. Fill in the details.	prcy, were you a party in ar ry cases, small claims action	ny rawsuit, court act s, divorces, collection	non, or administr	ative proceeding? ctions, support or custody
	e title e number	Nature of the case	Court or agency		Status of the case
Gal	user Bros. Co. vs. Jamie Lynn lian 2019-01041423-CI-UD-CJC	Unlawful Detainer filed 1/2/2019 regarding Lot 376, Tract 10542, Unit 4, Unexpired term of 80 yr. Ground Leasehold APN 178-011-16	Orange County Court 700 W. Civic Ce West Santa Ana, CA	enter Dr.	■ Pending □ On appeal □ Concluded
	ndall L. Nickell vs. Huntington	Cross complaint	Orange County	Superior	■ Pending
	ich Gables HOA, et. al. 2020-01163055-CU-OR-CJC	contained in this action by	Court	Dr Wast	☐ On appeal
50-1	2020-01103033-00-014-030	Huntington Beach Gables	700 Civic Cente Santa Ana, CA		☐ Concluded
		HOA seeks to void the sale of Unit 53; Unexpired term of 80 yr. Ground Leasehold & SubCondominium Leasehold Estate APN 178-771-03, Tract 10542, Lot 1 & 2, Gables subd. to Randall Nickell.			Debtor is a cross defendant

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Del	otor 1 Jamie Lynn Gallian		Case number (#	known) 8:21-bk-11	710-ES
	Case title	Nature of the case	Court or agency	Status of the	e case
	Huntington Beach Gables HOA vs.	Collections	Orange County Superior	☐ Pending	
	Sandra Bradley, et. al.	Conductiona	Court	☐ On appe	al
	30-2017-00913985		700 Civic Center Dr. Wes Santa Ana, CA 92701		
				post judgn actions	nent collections
	Huntington Beach Gables HOA vs.	Collections	Orange County Superior	☐ Pending	al l
	Jamie Gallian		Court	☐ On appe	al
	30-2017-00962999-CU-HR-CJC		700 Civic Center Dr. Wes Santa Ana, CA 92701	E Conclude	ed
	Jamie Lynn Gaillan vs. Jesus	personal injury	Orange County Superior	■ Pending	
	Jasso, et. al.	Establish and any	Court	☐ On appe	
	30-2020-01153679		700 Civic Center Dr. Wes Santa Ana, CA 92701	t 🗆 Conclude	
	Check all that apply and fill in the details below.  No. Go to line 11.  Yes. Fill in the information below.				
	Creditor Name and Address	Describe the Propert	y	Date	Value of the
		Explain what happen	ed		property
	accounts or refuse to make a payment be No Yes, Fill in the details. Creditor Name and Address	Describe the action t		Date action was	Amount
2.	Within 1 year before you filed for bankrup court-appointed receiver, a custodian, or		perty in the possession of an as		efit of creditors, a
	■ No	To Charles Courses			
	☐ Yes				
Pa	15 List Certain Gifts and Contributions				
7	Within 2 years before you filed for bankru  No	Contract to the contract	ifts with a total value of more tha	an \$600 per person'	?
	Yes. Fill in the details for each gift.				
	Gifts with a total value of more than \$600 per person	Describe the gift	ts	Dates you gave the gifts	Value
	Person to Whom You Gave the Gift and Address:				
14,	Within 2 years before you filed for bankru	ptcy, did you give any g	ifts or contributions with a total	value of more than	\$600 to any charity?
	Yes. Fill in the details for each gift or co	ntribution.			
	Gifts or contributions to charities that to more than \$600 Charity's Name Address (Number, Street, City, State and ZIP Code)		ou contributed	Dates you contributed	Value
Offic	olal Form 107 State	ement of Financial Affairs fo	r Individuals Filing for Bankruptcy		page
Soft	vare Copyright (c) 1996-2021 Best Case, LLC - www.bestcas	e,com			Best Case Bankrupto

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 21 of 29

Within 1 year before you filed for bankruptcy or since you filed for ba or gambling?  No Yes. Fill in the details.  Describe the property you lost and bescribe any insurance cover bow the loss occurred	nkruptcy, did you lose any	thing because of the	ft, fire, other disaste
or gambling?  No Yes. Fill in the details.  Describe the property you lost and  Describe any insurance cov	nkruptcy, did you lose any	thing because of the	it, fire, other disaste
☐ Yes. Fill in the details.  Describe the property you lost and  Describe any insurance cov			
Describe the property you lost and Describe any insurance cov			
CONTRO COSTOCIONES	erage for the loss	Date of your	Value of property
Include the amount that insurance claims on line 33 of	ance has paid. List pending	loss	los
t 7: List Certain Payments or Transfers			
Within 1 year before you filed for bankruptcy, did you or anyone else consulted about seeking bankruptcy or preparing a bankruptcy petiti include any attorneys, bankruptcy petition preparers, or credit counseling a	on?		rty to anyone you
■ No			
Yes. Fill in the details.			
Person Who Was Paid Description and val	ue of any property	Date payment	Amount o
Address transferred	110000000000000000000000000000000000000	or transfer was	paymen
Email or website address Person Who Made the Payment, If Not You		made	
Within 1 year before you filed for bankruptcy, did you or anyone else promised to help you deal with your creditors or to make payments to not include any payment or transfer that you listed on line 16.		or transfer any prope	rty to anyone who
■ No			
Yes, Fill in the details.			
Person Who Was Paid Description and val Address transferred	ue of any property	Date payment or transfer was made	Amount o paymen
Within 2 years before you filed for bankruptcy, did you sell, trade, or transferred in the ordinary course of your business or financial affair include both outright transfers and transfers made as security (such as the include gifts and transfers that you have already listed on this statement.  No.	s?		
Yes. Fill in the details.			
Person Who Received Transfer Description and val Address property transferred		any property or s received or debts schange	Date transfer was made
Person's relationship to you	Canal as	26.02	2040 2024
James H. Casello \$47,000 legal fees Casello & Lincoln 525 Cabrillo Park Dr. Ste. 104 Santa Ana, CA 92701	s Legal se	rvices	2019-2021
Michael T. Chulak & Assoc. \$8,700 30343 Canwood St. Ste. 203 Agoura Hills, CA 91301	Legal se	ervices	2018 to 2019
None			
Michael S. Devereux, Esq. \$5,000 9171 Wilshire Blvd. Ste. 500	legal se	rvices	2018 to 2019
Beverly Hills, CA 90210			
(CAS) 1.4 (0.4 (0.4 (0.4 (0.4 (0.4 (0.4 (0.4 (0			

		Case nun	nber (# known) 8:21-bk-1	1710-23
Person Who Received Transfer	Description and val		ribe any property or	Date transfer was
Address	property transferred		ents received or debts n exchange	made
Person's relationship to you	200000		A TOTAL OF THE PARTY OF THE PAR	
Steven A. Fink, Esq 13 Corporate Plaza Dr. Ste. 150 Newport Beach, CA 92660	\$30,000	legal	services	2019 to 2020
None				
David R. Flyer, Esq. 4120 Birch St. Ste. 101 Newport Beach, CA 92660	\$17,000	Lega	l services	2018 to 2019
None				
9. Within 10 years before you filed for ban beneficiary? (These are often called asserting to the property of		property to a self-settle	ed trust or similar device	of which you are a
Name of trust	Description and val	lue of the property tran	sferred	Date Transfer was
				made
Part 8: List of Certain Financial Account	s, Instruments, Safe Deposit E	Soxes, and Storage Uni	ts	- A
include checking, savings, money mark houses, pension funds, cooperatives, a No Yes. Fill in the details.	ssociations, and other financi	lal institutions.		
Name of Financial Institution and Address (Number, Street, City, State and ZIP Code)		Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing o transfe
21. Do you now have, or did you have with	In 1 year before you filed for b	ankruptcy, any safe de	posit box or other depo	sitory for securities
cash, or other valuables?				,
No				,
				,
■ No	Who else had acceded  Address (Number, Stresstate and ZIP Code)	26.06.00	the contents	Do you still have it?
■ No □ Yes. Fill In the details.  Name of Financial Institution Address (Number, Street, City, State and ZIP Co	de) Address (Number, Stre State and ZIP Gode)	eet, City,		Do you still have it?
No Yes. Fill in the details. Name of Financial Institution Address (Number, Street, City, State and ZIP Co	de) Address (Number, Stre State and ZIP Gode)	eet, City,		Do you still have it?
No Yes. Fill in the details. Name of Financial Institution Address (Number, Street, City, State and ZIP Co	de) Address (Number, Stre State and ZIP Gode)	eet, City,		Do you still have it?
No No Yes. Fill in the details. Name of Financial Institution Address (Number, Street, City, State and ZIP Co  Have you stored property in a storage of No Yes. Fill in the details. Name of Storage Facility	Address (Number, Stre State and ZIP Code) unit or place other than your h	eet, City. nome within 1 year befo		
No Yes. Fill In the details.  Name of Financial Institution Address (Number, Street, City, State and ZIP Co	Address (Number, Stre State and ZIP Code) unit or place other than your h	eet, City, nome within 1 year befo	re you filed for bankrup	Do you still have it?
No Yes. Fill in the details. Name of Financial Institution Address (Number, Street, City, State and ZIP Co  22. Have you stored property in a storage to No Yes. Fill in the details. Name of Storage Facility Address (Number, Street, City, State and ZIP Co	de) Address (Number, Stre State and ZIP Gode) unit or place other than your h  Who else has or ha to it? Address (Number, Stre	eet, City, nome within 1 year before ad access Describe	ore you filed for bankrup	Do you still have it? tcy?

Del	tor 1 Jamie Lynn Gallian		Case number (if known) 8;	:21-bk-11710-ES
Par	19: Identify Property You Hold or Control fo	or Someone Else		
23.	Do you hold or control any property that some for someone.	eone else owns? Include any proper	y you borrowed from, are	storing for, or hold in trust
	No Yes. Fill in the details,			
	Owner's Name Address (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP Code)	Describe the property	Value
Par	10: Give Details About Environmental Inform	mation		
For	the purpose of Part 10, the following definition	es apply:		
	Environmental law means any federal, state, or toxic substances, wastes, or material into the regulations controlling the cleanup of these s	air, land, soil, surface water, ground		
	Site means any location, facility, or property a to own, operate, or utilize it, including dispose Hazardous material means anything an enviro	es defined under any environmental l al sites. onmental law defines as a hazardous		
Pan	hazardous material, pollutant, contaminant, o		Allege Color advanced	
	ort all notices, releases, and proceedings that			10 To 10 To
24.	Has any governmental unit notified you that y	ou may be liable or potentially liable	under or in violation of a	n environmental law?
	No Yes. Fill in the details.			
	Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental law, it know it	f you Date of notice
25.	Have you notified any governmental unit of ar	ny release of hazardous material?		
	■ No	Commence and the same		
	Yes. Fill in the details.			
	Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental law, if know it	f you Date of notice
26.	Have you been a party in any judicial or admir	nistrative proceeding under any envir	ronmental law? include s	ettlements and orders.
	■ No	and a comment of the production		
	Yes. Fill in the details,			
	Case Title Case Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Nature of the case	Status of the case
Par	11: Give Details About Your Business or Co	onnections to Any Business		
27,	Within 4 years before you filed for bankruptcy		10-8 min   10-10   10-	
	A sole proprietor or self-employed in a	2 10 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	THE STREET OF THE	ie
	A member of a limited liability compar	ny (LLC) or limited liability partnershi	p (LLP)	
	A partner in a partnership			
	An officer, director, or managing exec			
	☐ An owner of at least 5% of the voting of	or equity securities of a corporation		
Offic	si Form 107 Statemen	t of Financial Affairs for Individuals Filing	for Bankruptcy	page 7

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 24 of 29

		Case number (# #	nown) 8:21-bk-11710-ES
☐ No. None of the above applies. G	o to Part 12.		
	id fill in the details below for each business.		
Business Name Address (Number, Street, City, State and ZIP Code)	Describe the nature of the business  Name of accountant or bookkeeper	Do not incli	dentification number ude Social Security number or ITIN. ness existed
J-Sandcastle Co., LLC 16222 Monterey Lane #376 Huntington Beach, CA 92649	Residential Management	EIN: 8	83-2453659 10-19-2018
J-Pad, LLC	Residential Management.	EIN:	
21742 Anza Ave. Torrance, CA 90503	A The same of the	From-To	2/9/2018
No Yes. Fill in the details below.			
	Date Issued		
Yes. Fill in the details below.  Name Address (Number, Street, City, State and ZIP Code)  Vart 12: Sign Below  nave read the answers on this Statement of true and correct. I understand that make	Date Issued of Financial Affairs and any attachments, and ing a faise statement, concealing property, or up to \$250,000, or imprisonment for up to 20 y Signature of Debtor 2	obtaining mon	r penalty of perjury that the answers ley or property by fraud in connection
Yes. Fill in the details below.  Name Address (Number, Street, City, State and ZIP Code)  art 12: Sign Below  ave read the answers on this Statement er us and correct. I understand that make the abankruptcy case can result in fines to the statement of the state	of Financial Affairs and any attachments, and ing a faise statement, concealing property, or up to \$250,000, or imprisonment for up to 20 y	r obtaining mon rears, or both.	ey or property by fraud in connection
Yes. Fill in the details below.  Name Address (Number, Street, City, State and ZIP Code)  art 125 Sign Below  nave read the answers on this Statement er true and correct. I understand that make the about rought of the statement of the about rought of the statement of the statem	of Financial Affairs and any attachments, and ing a faise statement, concealing property, or up to \$250,000, or imprisonment for up to 20 y  Signature of Debtor 2	r obtaining mon rears, or both.	ey or property by fraud in connection

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

page s

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Best Case Bankruptcy

## Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 25 of 29

Fill in this infor	mation to identify your case:		
Debtor 1	Jamie Lynn Gallian		
Debtor 2	First Name Middle	Name Last Name	
(Spousu if, filing)	First Name Middle	Name Last Name	
United States Ba	inkruptcy Court for the: CENTRAL	DISTRICT OF CALIFORNIA-SANTA ANA DIVISION	
Case number (if known)	8:21-bk-11710-ES		■ Check if this is an
			amended filing
Official Fo	rm 108		
Statemer	nt of Intention for I	ndividuals Filing Under Chapter	7 12/15
	vidual filing under chapter 7, you n		
creditors have	claims secured by your property,	or	
you have leas	ed personal property and the lease	has not expired.	
You must file this whiche	s form with the court within 30 days	s after you file your bankruptcy petition or by the date set and the time for cause. You must also send copies to the	for the meeting of creditors,
on the	form	mes the time for cause. You must also send copies to the t	reditors and lessors you list
If two married pe	ople are filing together in a joint ca d date the form.	ase, both are equally responsible for supplying correct info	rmation. Both debtors must
Be as complete a write ye	and accurate as possible. If more s our name and case number (if know	pace is needed, attach a separate sheet to this form. On th wn).	e top of any additional pages,
Part 1: List Yo	our Creditors Who Have Secured C	laims	
1. For any credite	ors that you listed in Part 1 of Scho	dule D: Creditors Who Have Claims Secured by Property (	OMESIA POST AGON MILLER
information be	low.	그리고 그는 사람이 가게 되는 것이 되었다. 이번 시간 나를 다 없다.	
identity the cre	editor and the property that is collater	What do you intend to do with the property that secures a debt?	Did you claim the property as exempt on Schedule C?
	2000		
Creditor's J.	Pad, LLC	☐ Surrender the property.	□ No
name.		Retain the property and redeem it.	■ C
Description of	towns mornoral min obe at a	Retain the property and enter into a Reaffirmation Agreement.	■ Yes
property	Huntington Beach, CA 92649	Retain the property and [explain]:	
securing debt;	Orange County APN: 891-569-62; 2014 Skylin	9	
	Custom Villa Manufactured	*	
	Home. Decal No. LBM1081. Serial Number AC7V710394G		
	56'x15'2"; Serial Number	В	
	AC7V710394GA 60'x15'2".	retain	
Creditor's Ja	anine Jasso (The People of		
the State of	California)	☐ Surrender the property.	□ No
name:		Retain the property and redeem it.	- 14cm
Description of	16222 Monterey Ln. Spc 376	Retain the property and enter into a Reaffirmation Agreement.	Yes
	Huntington Beach, CA 92649		
	Orange County		
	APN: 891-569-62; 2014 Skyline Custom Villa Manufactured	e	
	Home. Decal No. LBM1081.		
Official Form 108	Statemen	nt of Intention for Individuals Filing Under Chapter 7	page 1
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			sesses seems annihiliphay

# Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 26 of 29

Debtor 1 Jami	ie Lynn Gallian	Case number (if ki	nown) 8:21-bk-11710-ES
property securing debt:	Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2".	Retain the property and [explain]: Lien To Be Avoided By 522(f) or Other Means	
Creditor's Name	Janine Jasso Huntington Beach		
Gables; Gragn	nano, Phillips, Beck, Burrett, Jasso,	C S	-
Paulin.		Surrender the property. Retain the property and redeem it. Retain the property and enter into a Reaffirmation Agreement.	□ No ■ Yes
Property securing debt:	16222 Monterey Ln Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home.	Retain the property and [explain]:	
	Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2".	Lien to be avoided by 522(f) or other means	
For any unexpired in the information	i below. Do not list real estate leases. Une	in Schedule G: Executory Contracts and Unex expired leases are leases that are still in effect the trustee does not assume it. 11 U.S.C. § 365	· the lease period has not upt anded
Describe your ur	nexpired personal property leases		Will the lease be assumed?
Lessor's name:		Aug Gran and a	- v-
Description of least Property:		10542, Unit 4, Lot 376 2014 081; residence located at 16222	□ No ■ Yes
Lessor's name:	Hyundai Capital America		
Description of leas Property:		tage. Expires 12/1/2022	□ No
			Yes
Parl 3 Sign Be	elow		
Under penalty of property that is so	perjury, I declare that I have indicated my bject to an unexpired lease.	intention about any property of my estate that	secures a debt and any personal
Jamie Lynn Signature of I		Signature of Debtor 2	
Date	11,210031	Date	
Official Form 108	Statement of Inte	ention for Individuals Filling Under Chapter 7	pege 2
Saffware Copyright (c) 19	196-2021 Best Case LLC - www.bestcass.com		Best Caso Bankruptoy

		6	heck one bo	conly as	directed in this form and in Form
Debtor 1 Jamie Lynn Gallian		1	22A-1Supp:	t offiny data	and discount and the form
Debtor 2				2000	William NA Warris
(Spouse, if filing)			12.2		sumption of abuse
United States Bankruptcy Court for the:  Central District of Ana Division	California-Sar	ita	applie	s will be	to determine if a presumption of abusi made under Chapter 7 Means Test ficial Form 122A-2).
Case number 8:21-bk-11710-ES			☐ 3. The M	eans Tes	t does not apply now because of y service but it could apply later.
and the second second			Check i	f this is a	an amended filing
Official Form 122A - 1					
Chapter 7 Statement of Your Cur	rent Mo	nthly Inc	come		04/2
Se as complete and accurate as possible. If two married people a titach a separate sheet to this form, include the line number to was number (if known). If you believe that you are exempted from qualifying military service, complete and file Statement of Examp Part 1: Calculate Your Current Monthly Income	rhich the addition a presumption from Presu	nal information	applies. On the	ne top of a	ny additional pages, write your name an
1. What is your marital and filing status? Check one on	nly.				
Not married. Fill out Column A, lines 2-11.					
☐ Married and your spouse is filing with you. Fill ou			2-11.		
☐ Married and your spouse is NOT filing with you.					
Living In the same household and are not lega					
Living separately or are legally separated. Fill of penalty of perjury that you and your spouse are legalitying apart for reasons that do not include evading.	egally separate	d under nonha	akruntay law	that annli	as or that you and your enques are
Fill in the average monthly income that you received from all a 101(10A). For example, if you are filing on September 15, the 6-m the 6 months, and the income for all 5 months and divide the total	sources, derived	d during the 6 fu	Il months bef	oro wou fil	a this banks of museum 311/5 C 5
spouses own the same rental property, put the income from that pr	roperty in one co	don't han all things	de any morne	A PRINCIPAL PRIN	ount of your monthly income varied during
spouses own the same rental property, put the income from that pr	roperty in one co	don't han all things	de any morne	A PRINCIPAL PRIN	ount of your monthly income varied during one than once. For example, if both any line, write \$0 in the space. Column B Debtor 2 or
Your gross wages, salary, tips, bonuses, overtime, a payroll deductions).	and commissi	esult. Do not inclu lumn only. If you ons (before all	have nothing to Column A	A PRINCIPAL PRIN	ount of your monthly income varied during nore than once. For example, if both any line, write \$0 in the space.  Column B
Your gross wages, salary, tips, bonuses, overtime, a	and commissi	esult. Do not inclu lumn only. If you ons (before all	have nothing to Column A	amount no report for	ount of your monthly income varied during one than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filing spouse
2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions). 3. Alimony and maintenance payments. Do not include Column B is filled in. 4. All amounts from any source which are regularly pa of you or your dependents, including child support. from an unmarried partner, members of your household and roommates, include regular contributions from a spread or the payment of the pay	and commissi payments from hid for househ Include regula	ons (before all a spouse if old expenses r contributions ruts, parents.	de any income have nothing to Column A Debtor 1	0.00	point of your monthly income varied during ore than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filling spouse  \$
2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions). 3. Alimony and maintenance payments. Do not include Column B is filled in. 4. All amounts from any source which are regularly parents of your or your dependents, including child support. from an unmarried partner, members of your household and roommates. Include regular contributions from a spilled in. Do not include payments you listed on line 3.	and commissi payments from ild for househ Include regula , your depende ouse only if Co	ons (before all a spouse if old expenses r contributions ruts, parents.	de any income have nothing to Column A Debtor 1	amount no report for	ount of your monthly income varied during one than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filing spouse
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2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions). 3. Alimony and maintenance payments. Do not include Column B is filled in. 4. All amounts from any source which are regularly part of your or your dependents, including child support, from an unmarried partner, members of your household and roommates, include regular contributions from a spilled in. Do not include payments you listed on line 3.  Net income from operating a business, profession, or	and commissi payments from ild for househ Include regula , your depende ouse only if Co or farm	ons (before all a a spouse if old expenses r contributions ants, parents, alumn B is not	de any income have nothing to Column A Debtor 1	0.00	point of your monthly income varied during ore than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filling spouse  \$
2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions). 3. Alimony and maintenance payments. Do not include Column B is filled in. 4. All amounts from any source which are regularly pa of you or your dependents, including child support. from an unmarried partner, members of your household and roommates. Include regular contributions from a spilled in. Do not include payments you listed on line 3.	and commissi payments from ild for househ Include regula , your depende ouse only if Co or farm	ons (before all a a spouse if old expenses r contributions ants, parents, alumn B is not	de any income have nothing to Column A Debtor 1	0.00	point of your monthly income varied during ore than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filling spouse  \$
2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions). 3. Alimony and maintenance payments. Do not include Column B is filled in. 4. All amounts from any source which are regularly pa of you or your dependents, including child support, from an unmarried partner, members of your household and roommates. Include regular contributions from a spilled in. Do not include payments you listed on line 3. 5. Net income from operating a business, profession, of Gross receipts (before all deductions)	and commissi payments from id for househ Include regula , your depende ouse only if Co or farm Del \$ 0.00 -\$ 0.00	ons (before all a a spouse if old expenses r contributions ants, parents, alumn B is not	de any income have nothing to Column A Debtor 1 \$ \$	0.00	point of your monthly income varied during ore than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filling spouse  \$
2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions). 3. Alimony and maintenance payments. Do not include Column B is filled in. 4. All amounts from any source which are regularly pa of you or your dependents, including child support. from an unmarried partner, members of your household and roommates. Include regular contributions from a spilled in. Do not include payments you listed on line 3.  Net income from operating a business, profession, of Gross receipts (before all deductions)  Ordinary and necessary operating expenses  Net monthly income from a business, profession, or fam.	and commissi payments from lid for househ Include regula , your depende ouse only if Co or farm Del \$ 0.00 \$ 0.00 on \$ 0.00	ons (before all a spouse if old expenses r contributions ents, parents, lurin B is not	de any income have nothing to Column A Debtor 1 \$ \$	0.00 0.00	point of your monthly income varied during orer than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filling spouse  \$
2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions).  Alimony and maintenance payments. Do not include Column B is filled in.  4. All amounts from any source which are regularly particles of your or your dependents, including child support. from an unmarried partner, members of your household and roommates. Include regular contributions from a spilled in. Do not include payments you listed on line 3.  Net income from operating a business, profession, of Gross receipts (before all deductions)  Ordinary and necessary operating expenses  Net monthly income from a business, profession, or fam.  8. Net Income from rental and other real property	and commissi payments from id for househ include regula , your depende ouse only if Co or farm Del \$ 0.00 \$ 0.00 Del	ons (before all a spouse if old expenses r contributions ents, parents, lurin B is not	de any income have nothing to Column A Debtor 1 \$ \$	0.00 0.00	point of your monthly income varied during orer than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filling spouse  \$
2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions).  3. Alimony and maintenance payments. Do not include Column B is filled in.  4. All amounts from any source which are regularly pa of you or your dependents, including child support, from an unmarried partner, members of your household and roommates. Include regular contributions from a spilled in. Do not include payments you listed on line 3.  5. Net income from operating a business, profession, of Gross receipts (before all deductions)  Ordinary and necessary operating expenses  Net income from rental and other real property  Gross receipts (before all deductions)	and commissi payments from id for househ Include regula , your depende ouse only if Co or farm Del \$ 0.00 \$ 0.00 Del \$ 0.00	ons (before all a spouse if old expenses r contributions ents, parents, lurin B is not	de any income have nothing to Column A Debtor 1 \$ \$	0.00 0.00	point of your monthly income varied during order than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filling spouse  \$
2. Your gross wages, salary, tips, bonuses, overtime, a payroll deductions).  3. Alimony and maintenance payments. Do not include Column B is filled in.  4. All amounts from any source which are regularly particles of your or your dependents, including child support, from an unmarried partner, members of your household and roommates, include regular contributions from a spilled in. Do not include payments you listed on line 3.  5. Net income from operating a business, profession, of Gross receipts (before all deductions)  Ordinary and necessary operating expenses  Net monthly income from a business, profession, or fam.  6. Net Income from rental and other real property	and commissi payments from id for househ Include regula , your depende ouse only if Co or farm  Del \$ 0.00 -\$ 0.00  Del \$ 0.00	ons (before all a spouse if old expenses r contributions ents, parents, lurin B is not	de any income have nothing to Column A Debtor 1 \$ \$ \$	0.00 0.00	point of your monthly income varied during orer than once. For example, if both any line, write \$0 in the space.  Column B  Debtor 2 or non-filling spouse  \$

Official Form 122A-1

Chapter 7 Statement of Your Current Monthly Income

page 1

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Best Case Bankruptcy

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Jamie Lynn Gallian			Case num	ber (if known)	8:21-bk-1	11710-ES
			Column A Debtor 1	1	Column B Debtor 2 c	
Unemployment compensation				,789.00	\$	
Do not enter the amount if you contend that the amount the Social Security Act. Instead, list it here:	ount received was a bene	efit under		-		
For you	\$ 0	.00				
For your spouse	\$					
Pension or retirement income. Do not include any benefit under the Social Security Act. Also, except a not include any compensation, pension, pay, annuit United States Government in connection with a disa disability, or death of a member of the uniformed ser pay paid under chapter 61 of title 10, then include the does not exceed the amount of retired pay to which if retired under any provision of title 10 other than ch	as stated in the next sent y, or allowance paid by the ability, combat-related injurices. If you received a rat pay only to the extent you would atherwise be	ence, do he ury or ny retired that it		0.00	\$	
Income from all other sources not listed above. Do not include any benefits received under the Soci under the Federal law relating to the national emergiunder the National Emergencies Act (50 U.S.C. 160 coronavirus disease 2019 (COVID-19); payments recrime, a crime against humanity, or international or ocompensation pension, pay, annuity, or allowance p. Government in connection with a disability, combatdeath of a member of the uniformed services. If necessariate page and put the total below	Specify the source and a al Security Act; payment ency declared by the Pre- int et seq.) with respect to eccived as a victim of a wadomestic terrorism; or baild by the United States related injury or disability.	s made esident the var				
			\$	0.00	\$	
			\$	0.00	\$	
Total amounts from separate pages, if any.		+	\$	0.00	\$	
Calculate your total current monthly income. Add each column. Then add the total for Column A to the	l lines 2 through 10 for total for Column B.	\$	1,789.00	+ \$		= \$ 1,789.00
Determine Whether the Means Test Applie	s to You					Total current month income
. Calculate your current monthly income for the ye	ar. Follow these steps:					
12a. Copy your total current monthly income from lin	ie 11		Cop	y line 11 l	nere=>	\$ 1,789.00
Multiply by 12 (the number of months in a year)						40
						x 12
12b. The result is your annual income for this part of	the form				12b	\$ 21,468.00
Calculate the median family income that applies	to you. Follow these ster	ps:				
Fill in the state in which you live.	CA					
Fill in the number of people in your household.	1					
						F 22.22.22
Fill in the median family income for your state and siz To find a list of applicable median income amounts, of for this form. This list may also be available at the ba	go online using the link s	pecified i	in the separ	ate instruc	13. tions	\$ 62,938.00
How do the lines compare?						
	On the top of page 1, ch	neck box	1, There is	no presum	ption of abuse	9.
14a. Line 12b is less than or equal to line 13.						
Go to Part 3. Do NOT fill out or file Offici 14b. Line 12b is more than line 13. On the tol Go to Part 3 and fill out Form 122A-2.		, The pre	sumption o	i abuse is t	төтегтіпеа ру	Form 122A-2.
14b. Line 12b is more than line 13. On the top Go to Part 3 and fill out Form 122A-2.  3: Sign Below	p of page 1, check box 2					
Go to Part 3. Do NOT fill out or file Offici 14b. Line 12b is more than line 13. On the top Go to Part 3 and fill out Form 122A-2.	p of page 1, check box 2					
Go to Part 3. Do NOT fill out or file Offici 14b. Line 12b is more than line 13. On the to Go to Part 3 and fill out Form 122A-2.  Sign Below  By signing here, I declare under penalty of period  X  Jamie Lynn Gallian	p of page 1, check box 2	n this sta	itement and	in any atta		

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 362 of 648

Case 8:21-bk-11710-ES Doc 15 Filed 09/07/21 Entered 09/07/21 11:31:55 Desc Main Document Page 29 of 29

Debtor 1 Jam	ie Lynn Gallian	Case number (If known)	8:21-bk-11710-ES	
Sig	gnature of Debtor 1			
Date &	1 20 mm			
If you	checked line 14a, do NOT fill out or file Form 122A-2.			
If you	checked line 14b, fill out Form 122A-2 and file it with this	form.		

Official Form 122A-1

Chapter 7 Statement of Your Current Monthly Income

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page 3 est Case Bankruptcy Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 363 of 648

EXHIBIT 30

#### Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Docu

Attorney or Party Name, Address, Telephone & FAX Nos., State FOR COURT USE ONLY

Bar No. & Email Address	FILED
Jamie Lynn Gallian 16222 Monterey Ln. #376 Huntington Beach, CA 92649 (714) 321-3449 jamiegallian@gmail.com	SEP 22 2021  CLERK U.S. SANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY:  Deputy Clerk
☐ Attorney for Debtor  Individual appearing without attorney	
UNITED STATE	S BANKRUPTCY COURT ALIFORNIA-SANTA ANA DIVISION
In re:  Jamie Lynn Gallian	CASE NO.: <b>8:21-bk-11710-ES</b> CHAPTER: <b>7</b>
Debt	First Amendment to SUMMARY OF AMENDED SCHEDULES, MASTER MAILING LIST, AND/OR STATEMENTS [LBR 1007-1(c)]
A filing fee is required to amend Schedules D, or E/F (see <u>Abbrn</u> <u>www.cacb.uscourts.gov</u> ). A supplemental master mailing list (do attachment if creditors are being added to the Schedule D or E/I  The following schedules, master mailing list or statements (chec	not repeat any creditors on the original) is also required as an F. Are one or more creditors being added? [v] Yes [] No kall that apply) are being amended:
Schedule H	e J Schedule J-2 K Statement of Financial Affairs
Statement About Your Social Security Number(s)	Statement of Master Mailing List Intentions
▼ Other (specify)  Statement of Related Cases LB and Expenses	R Form 1015-2; Form 122-A Statement of Current Income
Date: 9/21/202/ Jami Debte	e Lynn Gallian  To Signature  To 2 (Joint Debtor) Signature (if applicable)

NOTE: It is the responsibility of the Debtor, or the Debtor's attorney, to serve copies of all amendments on all creditors listed in this Summary of Amended Schedules, Master Mailing List, and/or Statements, and to complete and file the attached Proof of Service of

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 2 of 29

# AMENDED STATEMENT OF RELATED CASES INFORMATION REQUIRED BY LBR 1015-2 UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

Chapter 7 case number 8:03-bk-15856-JB filed 8/4/2003 in the Central Dist. of California. Judge James N. Barr. Discharge entered 11/17/2003. Case closed 9/23/2004.

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

xecuted at	Huntington Beach,	, California.	The tank
ate:	1/21/4	021	Jame Lynn Gallian Sjggature of Debtor 1
ale.	10.70	701	Signature of Debtor 1

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California

### Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 3 of 29

Pebtor 2 Spoose, if filing) First Name Middle Name Last Name Middle Name Last Name  Middle Name Last Name  United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA—SANTA ANA DIVISION  Case number 8:21-bk-11710-ES  Check if this is a amended filing  Official Form 106A/B  Schedule A/B: Property  12/15  each category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where you ink it fits best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct formation. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known).  nswer every question.	Fill in this inforr	mation to ide	ntify yo	ur case and th	nis filing	j:		
Deficical Form 106A/B Chedule A/B: Property  12/15	Debtor 1		ynn Ga		Mama	Last Name		
Jones of Brigon   Frest Name   Middle Name   Leat Name	Debtor 2	First Name		Middle	Name	Last Name		
Check if this is a amended filing  Official Form 106A/B  Schedule A/B: Property  ach category, separately list and describe items. List an asset only once. If an asset filis in more than one category, list the asset in the category where you nist it it is best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct formation. If more space is needed, statch a separate absets to this form. On the top of any deditional pages, write your name and case number (if known), insert every question.  Do you own or have any legal or equitable interest in any residence, building, land, or similar property?  No. Go to Part 2.  Yes. Where is the property?  Located Tract 10542, Unit 4, Lot 376 on APN 178-011-01.  I 16222 Monterey L.n. Spc 376  Single-family home  Do you own or have any legal or equitable interest in any residence, building, land, or similar property?  Located Tract 10542, Unit 4, Lot 376 on APN 178-011-01.  What is the property? Check all that apply  What is the property? Check all that apply  Condominum or cooperative  Manufactured or mobile home  Huntington Beach CA 92649-0000  City Size ZiP Code  Who has an interest in the property? Check one  Debtor 1 only  Orange  County  Debtor 1 only  County which is de about this liem, such as local property identification number:  APN: 831-6582-X; HCD COT Registration transferred ZiZS2021, from J-Sandcastif Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigation and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have strached for Part 1. Write that number here.	Spouse, if filing)	First Name		Middle	Name	Last Name		
Difficial Form 106A/B Schedule A/B: Property  sech category, separately list and describe items. List an asset only once. If an asset fils in more than one category, list the asset in the category where you ink it fits best. Be as compilete and accurate as possible. If two married people are filling together, both are equally responsible for supplying correct formation, if more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known).  Insurer every question.  In 10 De you own or have any legal or equitable interest in any residence, building, land, or similar property?  Located Tract 10542, Unit 4, Lot 376 on APN 178-011-01.  Insurer every complete the property?  Located Tract 10542, Unit 4, Lot 376 on APN 178-011-01.  Insurer every complete the property of the complete the property of the amount of any secured claims or exemptions. Put the amount of any secured c	Jnited States Ba	nkruptcy Cou	rt for the	: CENTRAL	DISTRI	CT OF CALIFORNIASANTA ANA	DIVISION	
ach category, sparately list and describe isms. List an asset only once. If an asset filts in more than one category, list the asset in the category where you ink! If the best. Be accomplete and accurate as possible. If two married people are filing together, both are equally responsible for supplying control formation. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known).  Intel® Describe Each Residence, Building, Land, or Other Real Estate You Own or Have an interest in  Do you own or have any legal or equitable interest in any residence, building, land, or similar property?    No. Go to Part 2.	Case number	8:21-bk-117	10-ES					Check if this is an amended filling
ach category, sparately list and describe isms. List an asset only once. If an asset filts in more than one category, list the asset in the category where you ink! If the best. Be accomplete and accurate as possible. If two married people are filing together, both are equally responsible for supplying control formation. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known).  Intel® Describe Each Residence, Building, Land, or Other Real Estate You Own or Have an interest in  Do you own or have any legal or equitable interest in any residence, building, land, or similar property?    No. Go to Part 2.								
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Do you own or have any legal or equitable interest in any residence, building, land, or similar property?    No. Go to Part 2.	nink it fits best. B Iformation. If more Inswer every ques	e as complete e space is nee stion.	and acc ded, atta	urate as possiblech a separate sl	e. If two neet to ti	married people are filing together, bot nis form. On the top of any additional p	h are equally responsible o pages, write your name and	for supplying correct
No. Go to Part 2.  Yes. Where is the property?  Located Tract 10542, Unit 4, Lot 376 on APN 178-011-01.  What is the property? Check all that apply    16222 Monterey Ln. Spc 376	Part 1: Describe	Each Residen	ce, Build	ing, Land, or Ot	her Real	Estate You Own or Have an Interest In		
Yes. Where is the property?   Located Tract 10542, Unit 4, Lot 376 on APN 178-011-01.	Do you own or h	nave any legal	or equita	able interest in a	ny resid	ence, building, land, or similar propert	y?	
Located Tract 10542, Unit 4, Lot 376 on APN 178-011-01.    Minut is the property? Check all that apply	☐ No. Go to Par	t 2.						
16222 Monterey Ln. Spc 376  Street address, if available, or other description    Do not deduct secured claims or exemptions. Put the amount of any secured daims on Schedule D: Creditors Who Have Claims Secured by Property.	Yes. Where is	s the property?						
Street address, if available, or other description  Street address, if available, or other description  Duplex or multi-unit building Condominium or cooperative  Manufactured or mobile home Land City State ZIP Code Investment property Investment property Cother Other  Who has an interest in the property? Check one Debtor 1 only Debtor 1 only Debtor 2 only At least one of the debtors and another Other information you wish to add about this item, such as local property identification number: APN: 891-569-62; HCD COT Registration transferred 2/25/2021, from J-Sandcastic Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigatic and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Do not deduct secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of the entire property.  Current value of the entire property \$235,000.00  Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.  Current value of the entire property? Check one  Poblor 1 only  Current value of the entire property?  \$235,000.00  Current value of the entire property?  \$235,000.00  Current value of the entire property?  \$235,000.00	Located Trac	t 10542, Unit	4, Lot	376 on APN 17	'8-011-C	01.		
Street address, if available, or other description  Street address, if available, or other description  Duplex or multi-unit building Condominium or cooperative  Manufactured or mobile home Land City State ZIP Code Investment property Investment property Cother Other  Who has an interest in the property? Check one Debtor 1 only Debtor 1 only Debtor 2 only At least one of the debtors and another Other information you wish to add about this item, such as local property identification number: APN: 891-569-62; HCD COT Registration transferred 2/25/2021, from J-Sandcastic Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigatic and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Do not deduct secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of any secured claims or exemptions. Put the amount of the entire property.  Current value of the entire property \$235,000.00  Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.  Current value of the entire property? Check one  Poblor 1 only  Current value of the entire property?  \$235,000.00  Current value of the entire property?  \$235,000.00  Current value of the entire property?  \$235,000.00								
Street address, if available, or other description    Duplex or multi-unit building   Condominium or cooperative		ntorovila G	276	•	_			
Condominium or cooperative   Current value of the entire property?   Current value of the entire property?   State   ZIP Code   Investment property   S235,000.00   \$235					100	- ·		
Manufactured or mobile home	,						Creditors Who Have	Claims Secured by Property.
Huntington Beach CA 92649-0000   Land   Land   Current value of the entire property?   Current value of the entire property?   \$235,000.00   \$								
City State ZIP Code   Investment property   \$235,000.00 \$235,000.00    Timeshare   Other   State   State   Other   State   Sta								
Orange    Debtor 1 only   Debtor 2 only   Check if this is community property   Check if this is community p							· · · · ·	
Orange  County  Debtor 1 only Debtor 2 only  At least one of the debtors and another Other information you wish to add about this item, such as local property identification number: APN: 891-569-62; HCD COT Registration transferred 2/25/2021, from J-Sandcastle Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigation and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here	City	3	late	ZIF CODE	_			
Orange    Debtor 1 only						Other	(such as fee simple	e, tenancy by the entireties, o
Orange  County  Debtor 1 and Debtor 2 only  At least one of the debtors and another Other information you wish to add about this item, such as local property identification number: APN: 891-569-62; HCD COT Registration transferred 2/25/2021, from J-Sandcastle Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigation and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here							ne a life estate), if kno	wn.
County    Debtor 1 and Debtor 2 only   Check if this is community property (see instructions)   Other Information you wish to add about this item, such as local property identification number:   APN: 891-569-62; HCD COT Registration transferred 2/25/2021, from J-Sandcastle Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigation and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.   Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here	0				_	·		
At least one of the debtors and another Other information you wish to add about this item, such as local property identification number: APN: 891-569-62; HCD COT Registration transferred 2/25/2021, from J-Sandcastle Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigation and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here					_			
Other Information you wish to add about this item, such as local property identification number:  APN: 891-569-62; HCD COT Registration transferred 2/25/2021, from J-Sandcastle Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigation and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here	•					•		community property
Co LLC Debtor's single member LLC, to Debtor, in attempt to end UD litigation and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here							is item, such as local prop	erty identification number:
and obtain counter-signed Leasehold Agreement with RDRMHE. Debtor Homestead Declaration filed with OC Clerk Recorder 7/9/2021@12:48 p.m.  Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here						· · · · · · · · · · · · · · · · · · ·		
Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here						•		-
Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here						_	-	
pages you have attached for Part 1. Write that number here					поп	iesteau Deciaration med with	OC Clerk Recorder 7	/9/2021@12.40 p.m.
pages you have attached for Part 1. Write that number here					11 - 6 -			
o you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that	pages you h	ar value of th ave attached	e portion for Par	t 1. Write that	rall or y numbe	r here	any entries for =>	\$235,000.00
o you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that							L	And other transfer of the second
	art 2: Describe	Your Vehicles						
								ny vehicles you own that

Schedule A/B: Property

Official Form 106A/B

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EXHIBIT 30, PAGE 591

page 1
Best Case Bankruptcy

# Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 4 of 29

Debtor 1 Jamie Lyr			Case number (if known)	8:21-bk-11710-ES
<ol> <li>Cars, vans, trucks, tr motorcycles</li> </ol>		ity vehicles,		
■ YES <b>Lease 2020</b>	Kia Sportage	LOCATION: 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649		
		Vs and other recreational vehicles, other vehicle nal watercraft, fishing vessels, snowmobiles, motor		
■ No				
Yes				
		ou own for all of your entries from Part 2, includi Vrite that number here		\$0.00
Part 3: Describe Your Per	rsonal and Househ	rold Items		
	y legal or equital	ole interest in any of the following items?		Current value of the portion you own? Do not deduct secured claims or exemptions.
		inens, china, kitchenware		
Yes. Describe				
	Misc. hous	ehold goods and furnishings		
	Location: 1 92649	6222 Monterey Lane, Space 376, Huntingto	on Beach CA	\$3,500.00
	waterford o	rystal red & white wine glasses		\$1,000.00
		o, video, stereo, and digital equipment; computers, p as, media players, games	printers, scanners; music co	ollections; electronic devices
		ion, computer, printer and peripherals 6222 Monterey Lane, Space 376, Huntingto	on Beach CA	\$500.00
	nd figurines; paint ctions, memorabili	ings, prints, or other artwork; books, pictures, or oth a, collectibles	er art objects; stamp, coin,	or baseball card collections;
Yes. Describe	Lladra figur	rines collection (20)		
		222 Monterey Lane, Space 376, Huntington Beac	ch CA 92649	\$1,900.00
9. Equipment for sports Examples: Sports, pho musical ins	tographic, exercis	se, and other hobby equipment; bicycles, pool tables	s, golf clubs, skis; canoes a	nd kayaks; carpentry tools;
■ No				
☐ Yes. Describe				
<ol> <li>Firearms         Examples: Pistols, rif         ■ No</li> </ol>	les, shotguns, am	munition, and related equipment		
Yes. Describe				
Official Form 106A/B		Schedule A/B: Property		page 2
Software Copyright (c) 1996-2021 I	Best Case, LLC - www.t	oestcase.com		Best Case Bankrupto

# Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 5 of 29

Debtor 1	Jamie Lynn	Gallian		C.	ase number (if known)	8:21-bk-11710-ES
□ No	ples: Everyday o	lothes, fu	rs, leather coats, designer	wear, shoes, accessories		
Yes.	Describe					
				ane, Space 376, Huntington B	each CA	\$1,000.00
□ No		ewelry, co	stume jewelry, engageme	nt rings, wedding rings, heirloom jew	elry, watches, gems, ç	jold, silver
		chain	s/bracelets, and earri ion: 16222 Monterey I	s. old); costume jewelry, misc. ngs. .ane, Space 376, Huntington B	-	\$1,000.00
	arm animals ples: Dogs, cats,	birds, ho	rses			
Yes.	Describe	5-yea	r old Wired Terrier Do	g		
		Locati	on: 16222 Monterey Lan	e, Space 376, Huntington Beach C	A 92649	\$25.00
				including any entries for pages yo	ou have attached	\$8,925.00
Part 4: De	scribe Your Finar	icial Asse	ts			
Do you ov	vn or have any l	egal or e	equitable interest in any o	of the following?		Current value of the portion you own? Do not deduct secured claims or exemptions.
6. Cash Examp ■ No □ Yes		have in y	our wallet, in your home, i	n a safe deposit box, and on hand wh	en you file your petition	on
				certificates of deposit; shares in cred the same institution, list each.	lit unions, brokerage h	ouses, and other similar
_				Institution name:		
		17.1.	EDD Debit account	Bank of America		\$3,793.00
		17.2.	Savings	Alliant Credit Union		\$1,407.00
official Forn	m 106A/B		Sch	edule A/B: Property		page 3
		st Case, LLC	C - www.bestcase.com	· •		Best Case Bankruptcy

Debtor 1	Jamie Lynn	Gallian	The second section is a second section of the second section of the second section is a second section of the second section of the second section is a second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the second section of the section o		Case number (if known)	8:21-bk-11710	-ES
		17.3.	Savings	Alliant Credit Union			\$2,600.00
Examp			ly traded stocks nt accounts with bro	okerage firms, money market account	ts		
■ No □ Yes			Institution or issuer	name:			
joint v □ No	enture		nterests in incorp	orated and unincorporated busines	ses, including an interest	t in an LLC, partn	ership, and
[19.a] fr	rom 10/31/2018 s Park Mgr. refused enter new agreem obtain Lot 376 Le	sale of del I to counte nent. J-Sa asehold A	otors previous residersign 1/1/2006 Rya andcastle Co LLC t greement with RDF	s \$500.00 in bank account. Debtor Putence APN 937-63-053. HCD Registe an Leasehold Agreement, Space 376, transferred Registration to Jamie Lyn RMHE. RDRMHE Mgrs. forbid home n of MH to be held in the name of a Tr	ered to J-Sandcastle Co LLC to Applicant, J-Sandcastle, n Gallian, perfected with HC to be held in name other the	C. RDRMHE , Co. LLC. or CD 2/25/2021 to	% of ownership: 100%
[19.b] <b>9-</b> E	ad, LLC - Man	ager-Ma	naged LLC- En	ntity has approximately \$7,000.00	, from un-cashed space	376 rent	% of
che	ecks tendered t	o RDRM	HE, returned to D	Debtor un-cashed.			ownership:
Cus Hor	stom Villa, Dec me as debtors	al No. LE primary r	BM 1081; Serial N esidence and qua	Fitle, perfected 1/14/2019 of debto No. 7V710394GB/GA to protect pualification 1/1/2006 Ryan Ground Init 4, Lot 376, pending litigation;	urchase of 2014 Manufac Leasehold Assigned to I	ctured	1/7- th
Non-ne, ■ No □ Yes.  21. Retiren Example □ No	gotiable instrume Give specific info	ents are the rmation a Issu accounts RA, ERISA	ose you cannot tran bout them er name: s A, Keogh, 401(k), 40	hiers' checks, promissory notes, and r nsfer to someone by signing or deliver 03(b), thrift savings accounts, or other	ring them.	lans	
		Type o	f account:	Institution name:			
		IRA		Fidelity			\$7,400.00
Your sh		deposits	you have made so	that you may continue service or use public utilities (electric, gas, water), tel		es, or others	
_				Institution name or individual:			
_	es (A contract fo	r a period	ic payment of mone	ey to you, either for life or for a number	r of years)		
■ No □ Yes	Iss	uer name	and description.				
24. Interests				ualified ABLE program, or under a	qualified state tuition pro	gram.	
■ No							
☐ Yes	lns	stitution na	ame and description	n. Separately file the records of any in	terests.11 U.S.C. § 521(c):		
25. Trusts, ■ No	equitable or fut	ure inter	ests in property (o	other than anything listed in line 1),	and rights or powers exer	rcisable for your	benefit
_	Give specific info	rmation a	bout them				
Official Form	n 106A/B			Schedule A/B: Property			page 4
	ght (c) 1996-2021 Bes	t Case, LLC	www.bestcase.com			Best	Case Bankruptcy

#### Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 7 of 29

Debtor 1	Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
Examp		trade secrets, and other inte , websites, proceeds from royal		
■ No □ Yes.	Give specific information al	oout them		
Examp	es, franchises, and other gles: Building permits, exclu		ciation holdings, liquor licenses, professional licens	ses .
■ No □ Yes.	Give specific information al	oout them		
Money or p	property owed to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
	unds owed to you			
■ No □ Yes. 0	Give specific information ab	out them, including whether you	u already filed the returns and the tax years	
■ No			support, maintenance, divorce settlement, property	settlement
Example ■ No			/ benefits, sick pay, vacation pay, workers' compe	nsation, Social Security
Examp	ts in insurance policies les: Health, disability, or life	insurance; health savings acco	ount (HSA); credit, homeowner's, or renter's insura	nce
■ No □ Yes. N	Name the insurance compa	ny of each policy and list its val	ue.	
	Comp	pany name:	Beneficiary:	Surrender or refund value:
If you a someor ☐ No		ue you from someone who ha trust, expect proceeds from a	is died ife insurance policy, or are currently entitled to rec	eive property because
		OCSC Case No. 30-20	les J. Bradley, Jr. DOD 6/18/2000 017-00915711. proceeds will pass to debtor.	Unknown
		ther or not you have filed a la disputes, insurance claims, or r	wsuit or made a demand for payment ghts to sue	
☐ Yes.	Describe each claim			
□ No	ontingent and unliquidate	d claims of every nature, incl	uding counterclaims of the debtor and rights to	set off claims
[34.1]		HOA; Jesus Jasso, Jr	filed against Huntington Beach Gables ., et al. 120-01153679. Date of injury 8/5/2018.	Unknown
Official Form Software Copyrig	i 106A/B int (c) 1996-2021 Best Case, LLC - v		/B: Property	page 5 Best Case Bankruptcy

Debtor 1 Jamie			
[34.2]	Possible Victim Restitution Award Orde Jesus Jasso Jr., PC §242, OCSC Case to OC District Attorney through Victim N	No. 19WM09951. Claim submitted	\$73,000.00
[34.3]	Potential Claim against Houser Bros Co Estates. Violation(s) of MRL §798, et se discrimination, trespassing/unlawful en eviction. Failure to timely pursue/prose against debtor, bona fide purchaser for of attorney fees under MRL.	eq.; multiple acts (retaliation, stry; forcible detainer, wrongful ecute frivolous UD claim filed 1/2/19,	UNKNOW
[34.4]	Sub-condominium Leasehold, Lot 1 & 2 subd. located on APN 178-771-03. Huntington Beach Gables HOA has a cr	ross-complaint in the Nickel complaint nich Gables HOA seek a voiding of Unit 53 and Leasehold and Subcondominium de purchaser Randall L. Nickel for homestead exemption.	3
	On November 9, 2018, Hon. James L. Cr 30-2017-00913985, exparte MOT to freez purchaser Randall L. Nickel. "It's her ed On December 6, 2018, Court vacated jur	randall, C-33, Denied Gables HOA te debtors equity from sale to bona fide quity."	UNKNOW
□No	sets you did not already list		
_ •	cific information  Possible COVID-19 Rent Refor rent relief (Applied for	elief Act from State of California June 2021, but not yet approved).	\$27,000.00
□ No ■ Yes. Give spe	Possible COVID-19 Rent Refor rent relief (Applied for Not proper	June 2021, but not yet approved). ty of the estate. \$27,000.00	\$27,000.00 \$122,700.00
No Yes. Give specific part 4. Write the collar for Part 4. Write part 4.	Possible COVID-19 Rent Reforment relief (Applied for Not proper	June 2021, but not yet approved). ty of the estate. \$27,000.00  by entries for pages you have attached	
No Yes. Give specific for Part 4. Writer to Describe Any	Possible COVID-19 Rent Refor rent relief (Applied for Not proper value of all of your entries from Part 4, including an e that number here	June 2021, but not yet approved). ty of the estate. \$27,000.00  by entries for pages you have attached  by entries for pages you have attached  control of the estate in Part 1.	
No Yes. Give specific Angles Angles Go to line 3  Describe Angles Go to line 3  The Control of the Angles Go to line 3  The Control of the Angles Go to line 3  The Control of the Angles Angles Angles Go to Secribe Go to Secribe Angles Go to Secribe Go to	Possible COVID-19 Rent Refor rent relief (Applied for Not proper value of all of your entries from Part 4, including an e that number here	June 2021, but not yet approved). ty of the estate. \$27,000.00  by entries for pages you have attached  construction. List any real estate in Part 1.  soperty?	
O No  No  Yes. Give specific Angles of Part 4. Write Angles O No. Go to Part 6.  Describe Angles O No. Go to Part 6.  Yes. Go to line 3	Possible COVID-19 Rent Refor rent relief (Applied for Not proper value of all of your entries from Part 4, including an e that number here	June 2021, but not yet approved). ty of the estate. \$27,000.00  by entries for pages you have attached  construction. List any real estate in Part 1.  operty?	
O No  Add the dollar for Part 4. Wri  Describe Ang No. Go to Part 6.  Pescribe Ang Yes. Go to line 3  The properties of the part 6.  Describe Ang Yes. Go to line 3  The properties of the part 6.  Describe Ang Yes. Go to line 3	Possible COVID-19 Rent Refor rent relief (Applied for Not proper value of all of your entries from Part 4, including an e that number here	June 2021, but not yet approved). ty of the estate. \$27,000.00  by entries for pages you have attached  n. List any real estate in Part 1.  operty?  or Have an Interest In.	

Deb	tor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
_	Do you have other property of any kind you did not already list?  Examples: Season tickets, country club membership  No			
	No Yes. Give specific information			
54.	Add the dollar value of all of your entries from Part 7. Write that	number here		\$0.00
Part	List the Totals of Each Part of this Form			
55.	Part 1: Total real estate, line 2			\$235,000.00
56.	Part 2: Total vehicles, line 5	\$0.00		
<b>57</b> .	Part 3: Total personal and household items, line 15	\$8,925.00		
58.	Part 4: Total financial assets, line 36	\$122,700.00		
59.	Part 5: Total business-related property, line 45	\$0.00		
60.	Part 6: Total farm- and fishing-related property, line 52	\$0.00		
61.	Part 7: Total other property not listed, line 54 +	\$0.00		
62.	Total personal property. Add lines 56 through 61	\$131,625.00	Copy personal property	total <b>\$131,625.00</b>
63.	Total of all property on Schedule A/B. Add line 55 + line 62			\$366,625.00

Official Form 106A/B

Schedule A/B: Property

page 7

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Jamie Lynn Gallian				
First Name	Middle Name	Last Name		
First Name	Middle Name	Last Name		
nkruptcy Court for the:	CENTRAL DISTRICT O	F CALIFORNIA-SANTA ANA DIVISION		
3:21-bk-11710-ES				
	First Name First Name nkruptcy Court for the:	First Name Middle Name  First Name Middle Name  kruptcy Court for the: CENTRAL DISTRICT O		

Check if this is an amended filing

#### Official Form 106C

### Schedule C: The Property You Claim as Exempt

4/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

rt 1: Identify the Property You Claim as E	cempt									
Which set of exemptions are you claiming?	Check one only, eve	n if yo	ur spouse is filing with you.							
You are claiming state and federal nonbank	ruptcy exemptions.	11 U.S	S.C. § 522(b)(3)							
☐ You are claiming federal exemptions. 11 L	.S.C. § 522(b)(2)									
For any property you list on Schedule A/B	For any property you list on Schedule A/B that you claim as exempt, fill in the information below.									
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Ame	ount of the exemption you claim	Specific laws that allow exemption						
	Copy the value from Schedule A/B	Che	ck only one box for each exemption.							
16222 Monterey Ln. Spc 376	\$235,000.00		\$600,000.00	C.C.P. § 704.730						
County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from Schedule A/B: 1.1			100% of fair market value, up to any applicable statutory limit							
Misc. household goods and	\$3,500.00		\$3,500.00	C.C.P. § 704.020						
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 6.1			100% of fair market value, up to any applicable statutory limit							
Wall television, computer, printer and	\$500.00		\$500.00	C.C.P. § 704.020						
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 7.1			100% of fair market value, up to any applicable statutory limit							
	Which set of exemptions are you claiming?  You are claiming state and federal nonbank  You are claiming federal exemptions. 11 U  For any property you list on Schedule A/B the Brief description of the property and line on Schedule A/B that lists this property  16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from Schedule A/B: 1.1  Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Line from Schedule A/B: 6.1  Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649	Which set of exemptions are you claiming? Check one only, everally even to a claiming state and federal nonbankruptcy exemptions.  You are claiming federal exemptions. 11 U.S.C. § 522(b)(2)  For any property you list on Schedule A/B that you claim as exemptions are substituted by the property and line on Schedule A/B that lists this property.  Current value of the protection of the property and line on Schedule A/B that lists this property.  Current value of the protection you own Copy the value from Schedule A/B that lists this property.  16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GB 60'x15'2".  Line from Schedule A/B: 1.1  Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Line from Schedule A/B: 6.1  Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649	Which set of exemptions are you claiming? Check one only, even if you are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(2)  For any property you list on Schedule A/B that you claim as exempt, Brief description of the property and line on Schedule A/B that lists this property  Brief description of the property and line on Schedule A/B that lists this property  Courtent value of the property and line on Schedule A/B that lists this property  Courtent value from Schedule A/B  16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from Schedule A/B: 1.1  Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Line from Schedule A/B: 6.1  Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649	Which set of exemptions are you claiming? Check one only, even if your spouse is filing with you.  You are claiming state and federal nonbankruptcy exemptions.  11 U.S.C. § 522(b)(3)  You are claiming federal exemptions.  11 U.S.C. § 522(b)(2)  For any property you list on Schedule A/B that you claim as exempt, fill in the information below.  Brief description of the property and line on Schedule A/B that lists this property  Current value of the portion you own Copy the value from Schedule A/B  16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GB 60'x15'2". Line from Schedule A/B: 1.1  Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Line from Schedule A/B: 6.1  Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649  Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649						

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 1 of 3

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Brief description of the property and line on	Current value of the	۸	ount of the exemption you claim	Specific laws that allow exemption
Schedule A/B that lists this property	portion you own Copy the value from		eck only one box for each exemption.	Specific laws that allow exemption
	Schedule A/B	CHE	ick only one box for each exemption.	
Lladro figuring collection (20) Line from Schedule A/B: 8.1	\$1,900.00		\$1,900.00	C.C.P. § 704.040
Ellio Holli Golloddio 702. G.1			100% of fair market value, up to any applicable statutory limit	
Misc. clothing Location: 16222 Monterey Lane,	\$1,000.00		\$1,000.00	C.C.P. § 704.020
Space 376, Huntington Beach CA 92649			100% of fair market value, up to any applicable statutory limit	
Line from Schedule A/B: 11.1				
Movado wrist watch (20 yrs. old);	\$1,000.00		\$1,000.00	C.C.P. § 704.040
costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649			100% of fair market value, up to any applicable statutory limit	
Line from Schedule A/B: 12.1				
5-year old Wired Terrier Dog Line from Schedule A/B: 13.1	\$25.00		\$25.00	C.C.P. § 704.020
			100% of fair market value, up to any applicable statutory limit	
EDD Debit account: Bank of America	\$3,793.00		\$3,793.00	C.C.P. § 704.225
Elle Holl Galledale 77B. 11:1			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit Union-Covid Govt. Stimulus	\$1,407.00		\$1,407.00	C.C.P. § 704.220
Line from Schedule A/B: 17.2			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit Union-Covid Govt. Stimulus	\$2,600.00		\$381.00	C.C.P. § 704.220
Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit Union-Covid Govt. Stimulus	\$2,600.00		\$2,219.00	C.C.P. § 704.225
Line from Schedule A/B: 17.3	and and such a section of the sectio		100% of fair market value, up to any applicable statutory limit	
IRA: Fidelity	\$7,400.00		\$7,400.00	C.C.P. § 704.115(a)(1) & (2),
Line from Schedule A/B: 21.1			100% of fair market value, up to any applicable statutory limit	(b)
IRA: Fidelity	\$7,400.00		\$7,400.00	11 U.S.C. § 522(b)(3)(C)
Line from Schedule A/B: 21.1			100% of fair market value, up to	

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 2 of 3

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Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 12 of 29

Debto	ebtor 1 Jamie Lynn Gallian	/nn Gallian		Case number (if knowr			Case numi	oer (if known)	8:21-bk-11710-ES			
			of the property and line on t lists this property	Current value of the portion you own	Ar	nount o	f the e	xemption you	ı claim	Specific laws that allow exemption		
				Copy the value from Check only one box for each exemption. Schedule A/B					emption.			
		-	y claim against	\$73,000.00		#	73	3,000,00		C.C.P. § 704.14		
J d	Huntington Beach Gables HOA; Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$73,000. Line from Schedule A/B: 34.4					100% of fair market value, up to any applicable statutory limit			-			
			g a homestead exemption tment on 4/01/22 and even			filed or	or aft	ter the date of	of adjustmen	t.)		
	] No											
1	Yes	Yes. Did you acquire the property covered by the exemption within 1,215 days before you filed this case?										
		No										
		Yes	Debtors primary resi	• • • • • • • • • • • • • • • • • • • •			18 wi	th proceed	ds from sa	le of previous residence		

Official Form 106C

Schedule C: The Property You Claim as Exempt

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Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 13 of 29

Fill in this info	ormation to identify your	case:	
Debtor 1	Jamie Lynn Gallia First Name	Middle Name	Last Name
Debtor 2 (Spouse if, filing)	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:		CENTRAL DISTRICT C	OF CALIFORNIA-SANTA ANA DIVISION
Case number	8:21-bk-11710-ES		

Check if this is an amended filing

Official Form 106G

### Schedule G: Executory Contracts and Unexpired Leases

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the additional page, fill it out, number the entries, and attach it to this page. On the top of any additional pages, write your name and case number (if known).

- Do you have any executory contracts or unexpired leases?
  - □ No. Check this box and file this form with the court with your other schedules. You have nothing else to report on this form.
  - Yes. Fill in all of the information below even if the contacts of leases are listed on Schedule A/B:Property (Official Form 106 A/B).
- List separately each person or company with whom you have the contract or lease. Then state what each contract or lease is for (for example, rent, vehicle lease, cell phone). See the instructions for this form in the instruction booklet for more examples of executory contracts and unexpired leases.

Person or company with whom you have the contract or lease Name, Number, Street, City, State and ZIP Code

State what the contract or lease is for

- Houser Bros Co. dba Rancho Del Rey Mobilehome Est. 17610 Beach Blvd. Ste. 32 Huntington Beach, CA 92647
- Lot 376, Tract 10542, Unit 4, Unexpired Ground Leasehold. Location of existing 2014 Skyline Custom Villa Manufactured Home, LBM1081, located on APN 178-011-01, FROM SELLER (RYAN) transferred 11/1/2018. Ground Leasehold Expires 2059.

Hyundai Capital America PO BOX 269011 Plano, TX 75026

Vehicle lease for 2020 Kia Sportage. Expires 12/1/2022

Official Form 106G

Schedule G: Executory Contracts and Unexpired Leases

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### Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 14 of 29

Fil	I in this information to identify your c	ase:							
De	btor 1 Jamie Lynn	Gallian							
	ebtor 2 ouse, if filing)								
Un	ited States Bankruptcy Court for the	E: CENTRAL DISTRICT	OF CALIFORNIA-S	SANTA					
1	se number 8:21-bk-11710-E	s	_		ļ	Check if this is	:		
(If k	nown)					An amende	-		
l	W World							ng postpetition collowing date:	hapter
0	fficial Form 106I					MM / DD/ Y	YYY		
S	chedule I: Your Inc	ome							12/15
spo atta	pplying correct information. If you buse. If you are separated and you ich a separate sheet to this form. It 1: Describe Employment	ır spouse is not filing w	ith you, do not inclu	ıde info	mation	about your spo	ouse. If m	ore space is ne	eded,
1.	Fill in your employment information.		Debtor 1			Debtor 2	or non-f	iling spouse	
	If you have more than one job,	E	☐ Employed			☐ Emplo			
	attach a separate page with information about additional	Employment status	■ Not employed	Disabilitieft foot	y from i 8/5/201	njury, □ Note	mployed		
	employers.	Occupation	Flight Attendant						
	Include part-time, seasonal, or self-employed work.	Employer's name							
	Occupation may include student or homemaker, if it applies.	Employer's address							
		How long employed t	here? 21 years	S					
Pai	t 2: Give Details About Mor	thly Income							
spol If yo	mate monthly income as of the da use unless you are separated. u or your non-filing spouse have mo e space, attach a separate sheet to	ore than one employer, co						•	_
					Fo	r Debtor 1		btor 2 or ng spouse	
2.	List monthly gross wages, salar deductions). If not paid monthly, o			2.	\$	0.00	\$	N/A	
3.	Estimate and list monthly overti	me pay.		3.	+\$	0.00	+\$	N/A	
4.	Calculate gross Income. Add lin	e 2 + line 3.		4.	\$	0.00	\$	N/A	
							Tropic transmission		

Official Form 106l Schedule I: Your Income page 1

Debte	or 1	Jamie Lynn Gallian		Case	number (if knowi	7)	B:21-l	bk-117	10-ES	
				For	Debtor 1			Debtor :		
	Сор	by line 4 here	4.	\$	0.0	0	\$		N/A	
_		,								
5.		all payroll deductions:	5a.	\$	0.0	^	\$		N/A	
	5a.	Tax, Medicare, and Social Security deductions	5a.	\$	0.0	_	\$-		N/A	_
	5b.	Mandatory contributions for retirement plans	5c.	\$	0.0		<u>\$</u> —		N/A	_
	5c.	Voluntary contributions for retirement plans		\$		_	\$		N/A	
	5d.	Required repayments of retirement fund loans	5d.	\$	0.0		<b>\$</b> —		N/A	_
	5e.	Insurance	5e. 5f.	\$	0.0		\$		N/A	
	5f.	Domestic support obligations		\$_	0.0	_	\$		N/A	_
	5g.	Union dues	5g.	· ·	0.0					
	5h.	Other deductions. Specify:	_ 5h	+ <b>D</b> _	0.0	0 +			N/A	_
6.	Add	the payroll deductions. Add lines 5a+5b+5c+5d+5e+5f+5g+5h.	6.	\$_	0.0	0	\$		N/A	<u>'</u> _
7.	Cal	culate total monthly take-home pay. Subtract line 6 from line 4.	7.	\$	0.0	0	\$		N/A	<u>-</u>
8.	List 8a.	all other income regularly received:  Net income from rental property and from operating a business, profession, or farm  Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total	0-	<b>r</b>	•		\$		NI/A	
		monthly net income.	8a.	\$	0.0		\$		N/A	
	8b.	Interest and dividends	8b.	\$_	0.0	U	Φ_		N/A	<u> </u>
	8c.	Family support payments that you, a non-filing spouse, or a dependent regularly receive Include alimony, spousal support, child support, maintenance, divorce settlement, and property settlement.	8c.	\$	0.0	_	\$		N/A	_
	8d.	Unemployment compensation	8d.		1,005.2		\$_		N/A	
	8e.	Social Security	8e.	\$	0.0	0	\$		N/A	<u>\</u>
	8f.	Other government assistance that you regularly receive include cash assistance and the value (if known) of any non-cash assistance that you receive, such as food stamps (benefits under the Supplemental Nutrition Assistance Program) or housing subsidies.  Specify: Temporary Covid-19 FAC payment	8f.	\$	1,200.0		\$		N/A	
	8g.	Pension or retirement income	8g.		0.0		\$		N/A	
	8h.	Other monthly income. Specify:	8h.	+ \$_	0.0	0 +	\$		N/A	<u>.</u>
9.	Add	d all other income. Add lines 8a+8b+8c+8d+8e+8f+8g+8h.	9.	\$	2,205.2	6	\$		N/	A
10.		Culate monthly moone. Add mile 7 - mile 6.	10.	5	2,205.26 +	\$		N/A	= \$	2,205.26
	Add	the entries in line 10 for Debtor 1 and Debtor 2 or non-filing spouse.				L			L	
11.	incl othe Do	te all other regular contributions to the expenses that you list in Schedule ude contributions from an unmarried partner, members of your household, your er friends or relatives. not include any amounts already included in lines 2-10 or amounts that are not ecify:	aepe					chedule 11.	∍ J. +\$	0.00
12.	Wri	d the amount in the last column of line 10 to the amount in line 11. The restet that amount on the Summary of Schedules and Statistical Summary of Certainlies	ult is in Lial	the cor oilities	nbined month and Related L	ily ine Data,	come. if it	12.	\$	2,205.26
									Comb	
									month	ly income
13.	Do	you expect an increase or decrease within the year after you file this form No.	7							
		Yes. Explain:								

Official Form 106l

Schedule I: Your Income page 2

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Fill in	this information to identify yo	our case:			
Debtor	Outline Eyrini Ot				
Debtor	First Name	Middle Name	Last Name		
(Spouse	if, filing) First Name	Middle Name	Last Name		
United	States Bankruptcy Court for the	e: CENTRAL DISTRICT OF CA	LIFORNIA-SANTA AN	A DIVISION	
	number 8:21-bk-11710-ES	***************************************			
(if known	)			-	Check if this is an amended filing
k					amended many
Offic	cial Form 107				
		Affairs for Individu	als Filing for E	3ankruptcy	4/19
informa numbe	ation. If more space is neede r (if known). Answer every qu —		s form. On the top of ar		
Part 1 1. Wi	hat is your current marital sta	farital Status and Where You Liv	/ea Betore		
	•				
	Married Not married				
2. Du	uring the last 2 years, have ye	u lived anywhere other than whe	are you live new?		
_		u nved anywhere other than whe	ere you live now?		
		lived in the last 2 years. Do not in	aluata udaara usu liva sasa		
_		lived in the last 3 years. Do not in	clude where you live no	м.	
U	ebtor 1 Prior Address:	Dates Debtor 1 lived there	Debtor 2 Prior A	ddress:	Dates Debtor 2 lived there
	476 Alderport Dr. #53 untington Beach, CA 9264	From-To: 9 11/23/2009 to 10/31/20	Same as Debtor	1	Same as Debtor 1 From-To:
	5222 Monterey Ln. #376 untington Beach, CA 9264	From-To: 9 11/1/2018 to CURREN	☐ Same as Debtor	1	Same as Debtor 1 From-To:
states a	nd territories include Arizona, C	ever live with a spouse or legal e alifomia, Idaho, Louisiana, Nevada			
	No Yes. Make sure you fill out So	chedule H: Your Codebtors (Officia	il Form 106H).		
Part 2	Explain the Sources of Yo	•	,		
Fill	in the total amount of income y	mployment or from operating a ou received from all jobs and all bu u have income that you receive too	usinesses, including part	t-time activities.	endar years?
	No				
	Yes. Fill in the details.				
		Debtor 1		Debtor 2	
		Check all that apply. (	Fross income pefore deductions and xclusions)	Sources of income Check all that apply.	Gross income (before deductions and exclusions)
Official Fo	orm 107	Statement of Financial Affairs	for Individuals Filing for B	Jankruptcy	page 1

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# Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 17 of 29

De	Dtor 1	amie Lynr	Gallian	CALLS	Cas	e number (if known)	8:21-bk	-11710-ES
				Debtor 1		Debtor 2		
				Sources of income Check all that apply.	Gross income (before deductions and exclusions)	Sources of inc Check all that a		Gross income (before deductions and exclusions)
		endar year: o Decembei	31, 2020 )	■ Wages, commissions, bonuses, tips	\$1,408.00	☐ Wages, con bonuses, tips	nmissions,	
				☐ Operating a business		☐ Operating a	business	
		ndar year be o December		■ Wages, commissions, bonuses, tips	\$3,375.00	☐ Wages, combonuses, tips	ımissions,	
				☐ Operating a business		☐ Operating a	business	
•	Include in and othe winnings	ncome regar r public bene . If you are fi	dless of whet efit payments ling a joint ca	ne during this year or the two ther that income is taxable. Exe ; pensions; rental income; inter use and you have income that y come from each source separat	amples of other income are a lest; dividends; money collec- lou received together, list it o	limony; child supp ted from lawsuits; only once under Do	royalties; a ebtor 1.	
	□ No							
	_	. Fill in the d	etails.					
				Debtor 1		Debtor 2		
				Sources of income Describe below.	Gross income from each source (before deductions and exclusions)	Sources of inc Describe below		Gross income (before deductions and exclusions)
		ry 1 of curre filed for ba	nt year until nkruptcy:	Unemployment	\$11,000.00			
		ndar year: o December	31, 2020 )	EDD Unemployment	\$21,227.00			
		ndar year be December		401 Loan Default due to Me of Absence. Loan taxed as distribution.				
ar	t 3: Lis	st Certain Pa	yments You	ı Made Before You Filed for E	Bankruptcy			
	Are eithe	Neither D	ebtor 1 nor [	e's debts primarily consumer Debtor 2 has primarily consu a personal, family, or household	mer debts. Consumer debts	are defined in 11	U.S.C. § 10	01(8) as "incurred by an
		No.	90 days before 3	ore you filed for bankruptcy, dic 7.	l you pay any creditor a total	of \$6,825* or mor	e?	
		Yes	paid that cr not include	each creditor to whom you paid reditor. Do not include payment payments to an attorney for the	ts for domestic support obligation is bankruptcy case.	ations, such as ch	ild support a	and alimony. Also, do
	Yes.	Debtor 1	or Debtor 2 o	at on 4/01/22 and every 3 years  or both have primarily consult  ore you filed for bankruptcy, did	mer debts.		adjustmen	ι.
		_	-		, , , ,	. • • • • • • • • • • • • • • • • • • •		
		■ No. □ Yes	Go to line 7		1 - 4-4-1 -6 COOO	M-1.1.1		
		ii res	include pay	each creditor to whom you paid ments for domestic support ob this bankruptcy case.				
	Creditor	's Name and	d Address	Dates of paymer	nt Total amount paid	Amount you still owe	Was this <sub>l</sub>	payment for
ficis	al Form 107	,		Statement of Financial Affa	irs for Individuals Filing for Ba	nkruntev		2000
			est Case II C - w	www.bestcase.com	o o mariadas riing ior Da	manuptoy		page 2

Off

btor 1	Jamie Lynn Gallian		A	Casi	e Harriber (# known)	8:21-bk-11710-ES
Insid	iich you are an officer, director, siness you operate as a sole pr	general partne	ers; relatives of any generated or owner of 20% or	ral partners; partne	rsnips of which you securities: and a	u are a general partner, corporation ny managing agent, including one fo
	No	nidor				
	Yes. List all payments to an ins der's Name and Address		ates of payment	Total amount paid	Amount you still owe	Reason for this payment
With	in 1 year before you filed for	bankruptcy,	did you make any payr	nents or transfer a	ny property on a	ccount of a debt that benefited a
insid						
	No					
	Yes. List all payments to an ins					B. Coddle accorded
Insi	der's Name and Address	D	ates of payment	Total amount paid	Amount you still owe	Reason for this payment Include creditor's name
rt 4:	Identify Legal Actions, Rep	ossessions,	and Foreclosures		,	
List a modi	in 1 year before you filed for all such matters, including pers iffications, and contract disputes No	onal injury cas	were you a party in any ses, small claims actions	/ lawsuit, court ac , divorces, collectio	<b>tion, or administ</b> n suits, paternity a	ative proceeding? ctions, support or custody
	Yes. Fill in the details.					
	Yes. Fill in the details.	N	lature of the case	Court or agency		Status of the case
Cas	Yes. Fill in the details. se title se number		lature of the case Detainer 1/2/2019, Lot	Court or agency		Status of the case
Cas Cas	se title	Unlawful I 376, Tract	Detainer 1/2/2019, Lot 10542, Unit 4,	Orange County		Status of the case  Pending
Cas Cas Hous Rey i	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L.	Unlawful I 376, Tract Unexpired	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr.	Orange County Court	/ Superior	_
Cas Cas Hous Rey I Galli	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an	Unlawful D 376, Tract Unexpired Ground Le	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. easehold APN	Orange County Court 700 W. Civic Co	/ Superior	■ Pending
Cas Cas Hous Rey I Galli	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L.	Uniawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. easehold APN I, location of existing ufactured Home	Orange County Court 700 W. Civic Co West	y Superior enter Dr.	■ Pending □ On appeal
Cas Cas Hous Rey I Galli	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an	Uniawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. easehold APN I, location of existing	Orange County Court 700 W. Civic Co	y Superior enter Dr.	■ Pending □ On appeal
Cas Cas Hous Rey I Galli 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an p19-01041423-CI-UD-CJC	Unlawful I 376, Tract Unexpired Ground Le 178-011-0 2014 Manu purchase Cross-comp	Detainer 1/2/2019, Lot 10542, Unit 4, Iterm of 80 yr. easehold APN I, location of existing ifactured Home as debtor residence.	Orange County Court 700 W. Civic Co West Santa Ana, CA	y Superior enter Dr. 92701	Pending On appeal Concluded
Cas Cas Hous Rey I Galli 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an p19-01041423-CI-UD-CJC	Unlawful I 376, Tract Unexpired Ground Le 178-011-0 2014 Manu purchase Cross-comp	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. Passehold APN I, location of existing ufactured Home as debtor residence. Laint contained in this intington Beach	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County	y Superior enter Dr. 92701	Pending On appeal Concluded Pending
Cas Cas Hous Rey I Galli 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an 019-01041423-CI-UD-CJC dall L. Nickell vs. Huntington th Gables HOA, et. al.	Unlawful I 376, Tract Unexpired Ground Le 178-011-0 2014 Mane purchase Cross-comp action by Hu Gables HOA	Petainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. easehold APN at location of existing ufactured Home as debtor residence. laint contained in this intington Beach seeks to void bona	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court	y Superior enter Dr. 92701 y Superior	Pending On appeal Concluded  Pending On appeal
Cas Cas Hous Rey I Galli 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an p19-01041423-CI-UD-CJC	Unlawful I 376, Tract Unexpired Ground Le 178-011-0 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. Passehold APN I, location of existing ufactured Home as debtor residence. Laint contained in this intington Beach	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent	y Superior enter Dr. 92701 y Superior er Dr. West	Pending On appeal Concluded Pending
Cas Cas Hous Rey I Galli 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an 019-01041423-CI-UD-CJC dall L. Nickell vs. Huntington th Gables HOA, et. al.	Unlawful I 376, Tract Unexpired Ground Le 178-011-0 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054.	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. easehold APN I, location of existing as debtor residence. Is a contained in this intington Beach seeks to void bona revoked by Landlord, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court	y Superior enter Dr. 92701 y Superior er Dr. West	Pending On appeal Concluded  Pending On appeal
Cas Cas Hous Rey I Galli 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an 019-01041423-CI-UD-CJC dall L. Nickell vs. Huntington th Gables HOA, et. al.	Unlawful I 376, Tract Unexpired Ground Le 178-011-0 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. easehold APN I, location of existing as debtor residence. Is a contained in this intington Beach seeks to void bona revoked by Landlord, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent Santa Ana, CA	y Superior enter Dr. 92701 y Superior er Dr. West 92701	Pending On appeal Concluded  Pending On appeal Concluded  Debtor is a cross-defendant
Cas Cas Hous Rey I Galli 30-20 Rand Bead 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an 019-01041423-CI-UD-CJC dall L. Nickell vs. Huntington th Gables HOA, et. al. 120-01163055-CU-OR-CJC	Unlawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054: subd. APN 1	Petainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. sasehold APN I, location of existing a debtor residence. Is laint contained in this intington Beach seeks to void bona roved by Landlord, s, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables 78-771-03.	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent	y Superior enter Dr. 92701 y Superior er Dr. West 92701	Pending On appeal Concluded  Pending On appeal Concluded  Pending Pending Pending Pebtor is a cross-defendant
Cass Cass House Galli 30-20 Rand Bead 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an 019-01041423-CI-UD-CJC dall L. Nickell vs. Huntington th Gables HOA, et. al.	Unlawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054: subd. APN 1	Detainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. easehold APN I, location of existing as debtor residence. Is a contained in this intington Beach seeks to void bona revoked by Landlord, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent Santa Ana, CA Orange County	y Superior enter Dr. 92701  y Superior er Dr. West 92701  y Superior y Superior	Pending On appeal Concluded  Pending On appeal Concluded  Debtor is a cross-defendant
Cass Cass House Galli 30-20 Rand Bead 30-20	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an 119-01041423-CI-UD-CJC dall L. Nickell vs. Huntington th Gables HOA, et. al. 1200-01163055-CU-OR-CJC	Unlawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054: subd. APN 1	Petainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. sasehold APN I, location of existing a debtor residence. Is laint contained in this intington Beach seeks to void bona roved by Landlord, s, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables 78-771-03.	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court Court Court Court Court Court Court Court Court	y Superior enter Dr. 92701  y Superior er Dr. West 92701  y Superior y Superior	Pending On appeal Concluded  Pending On appeal Concluded  Pebtor is a cross-defendant Pending On appeal
Cas Cas Hous Rey I Galli 30-20 Rand Bead 30-20 Hun Sand 30-2	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an 119-01041423-CI-UD-CJC dall L. Nickell vs. Huntington th Gables HOA, et. al. 1200-01163055-CU-OR-CJC	Unlawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054. subd. APN 1	Petainer 1/2/2019, Lot 10542, Unit 4, term of 80 yr. sasehold APN I, location of existing a debtor residence. Is laint contained in this intington Beach seeks to void bona roved by Landlord, s, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables 78-771-03.	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court 700 Civic Cent Santa Ana, CA	y Superior enter Dr. 92701 y Superior er Dr. West 92701 y Superior er Dr. West	Pending On appeal Concluded  Pending On appeal Concluded  Debtor is a cross-defendant Pending On appeal Concluded  post judgment collection actions
Cas Cas Hous Rey I Galli 30-20 Rand Beac 30-20 Hum Sand 30-2	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an D19-01041423-CI-UD-CJC  dall L. Nickell vs. Huntington sh Gables HOA, et. al. D20-01163055-CU-OR-CJC  tington Beach Gables HO. dra Bradley, et. al. 017-00913985	Unlawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054 subd. APN 1 A vs. (	Detainer 1/2/2019, Lot 10542, Unit 4, Lerm of 80 yr. easehold APN I, location of existing as debtor residence. Islant contained in this intington Beach seeks to void bona roved by Landlord, s, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables 78-771-03.	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court 700 Civic Cent Santa Ana, CA	y Superior enter Dr. 92701 y Superior er Dr. West 92701 y Superior er Dr. West 92701	Pending On appeal Concluded  Pending On appeal Concluded  Pehtor is a cross-defendant Pending On appeal Concluded  post judgment collection actions Pending On appeal
Cas Cas Hous Rey I Galli 30-20 Rand Beac 30-20 Hum Sand 30-2	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an D19-01041423-CI-UD-CJC  dall L. Nickell vs. Huntington th Gables HOA, et. al. D20-01163055-CU-OR-CJC  tington Beach Gables HO dra Bradley, et. al. 017-00913985	Unlawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054 subd. APN 1 A vs. (	Detainer 1/2/2019, Lot 10542, Unit 4, Lerm of 80 yr. easehold APN I, location of existing as debtor residence. Islant contained in this intington Beach seeks to void bona roved by Landlord, s, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables 78-771-03.	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court 700 Civic Cent Santa Ana, CA	y Superior enter Dr. 92701  y Superior er Dr. West 92701  y Superior er Dr. West 92701  y Superior er Dr. West	Pending On appeal Concluded  Pending On appeal Concluded  Pebtor is a cross-defendant Pending On appeal Concluded  pest judgment collection actions Pending
Cass Cass House Rey I Gallii 30-20 Rand Beaco 30-20 Hum Sand 30-2 Hum Jam 30-2 Jan	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an D19-01041423-CI-UD-CJC  dall L. Nickell vs. Huntington sh Gables HOA, et. al. D20-01163055-CU-OR-CJC  tington Beach Gables HO dra Bradley, et. al. 017-00913985  stington Beach Gables HO die Gallian 2017-00962999-CU-HR-CJC	Unlawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054: subd. APN 1	Detainer 1/2/2019, Lot 10542, Unit 4, Lerm of 80 yr. easehold APN I, location of existing as debtor residence. Islant contained in this intington Beach seeks to void bona roved by Landlord, s, for value of Unexpired term of 80 easehold & Subm Leasehold Lot 1 & 2, Unit 53. Gables 78-771-03.	Orange County Court 700 W. Civic County Santa Ana, CA Orange County Court 700 Civic Centy Santa Ana, CA  Orange County Court 700 Civic Centy Santa Ana, CA  Orange County Court 700 Civic Centy Santa Ana, CA	y Superior enter Dr. 92701  y Superior er Dr. West 92701  y Superior er Dr. West 92701  y Superior er Dr. West 92701	Pending On appeal Concluded  Pending On appeal Concluded  Pehtor is a cross-defendant Pending On appeal Concluded  post judgment collection actions Pending On appeal
Cass Cass House Rey I Gallin 30-20 Rance Beac 30-20 Hum Sance 30-20 Hum Jam 30-2 Jan Hum Hum 10-20 Hum 10-	se title se number ser Bros. Co. dba Rancho Del Mobilehome Est. vs. Jamie L. an D19-01041423-CI-UD-CJC  dall L. Nickell vs. Huntington sh Gables HOA, et. al. D20-01163055-CU-OR-CJC  tington Beach Gables HO dra Bradley, et. al. 017-00913985	Unlawful I 376, Tract Unexpired Ground Le 178-011-0' 2014 Manu purchase Cross-comp action by Hu Gables HOA fide sale app BS Investors Assignment yr. Ground L Condominiu 2 Tract 1054: subd. APN 1	Detainer 1/2/2019, Lot 10542, Unit 4, Lerm of 80 yr. Leasehold APN I, location of existing lifactured Home as debtor residence. Laint contained in this intington Beach seeks to void bona reved by Landlord, s, for value of Unexpired term of 80 leasehold & Submar Leasehold Lot 1 & 2, Unit 53. Gables 78-771-03.  Collections	Orange County Court 700 W. Civic Co West Santa Ana, CA Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court 700 Civic Cent Santa Ana, CA  Orange County Court 700 Civic Cent Santa Ana, CA	y Superior enter Dr. 92701 y Superior er Dr. West 92701 y Superior er Dr. West 92701 y Superior er Dr. West 92701	Pending On appeal Concluded  Pending On appeal Concluded  Pending On appeal Concluded  Pending On appeal Concluded  Pending On appeal Concluded  Post judgment collection actions  Pending On appeal Concluded Concluded

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Best Case Bankruptcy

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De	ebtor 1 Jamie Lynn Gallian	Case numbe	(if known) 8:21-bk-1	1710-ES
10.	Within 1 year before you filed for bank Check all that apply and fill in the details	ruptcy, was any of your property repossessed, foreclose below.	d, garnished, attache	d, seized, or levied?
	No. Go to line 11.			
	☐ Yes. Fill in the information below.			
	Creditor Name and Address	Describe the Property	Date	Value of the
		Explain what happened		property
11.		nkruptcy, did any creditor, including a bank or financial in	stitution, set off any	amounts from your
	accounts or refuse to make a payment	because you owed a debt?		
	■ No □ Yes, Fill in the details.			
	Creditor Name and Address	Describe the action the creditor took	Date action was taken	Amount
12.	Within 1 year before you filed for bank court-appointed receiver, a custodian,	ruptcy, was any of your property in the possession of an or another official?	assignee for the ben	efit of creditors, a
	■ No			
	☐ Yes			
Pa	rt 5: List Certain Gifts and Contribution	ons		
13.	Within 2 years before you filed for ban  ■ No □ Yes. Fill in the details for each gift.	kruptcy, did you give any gifts with a total value of more	than \$600 per person	?
	Gifts with a total value of more than \$ per person	600 Describe the gifts	Dates you gave the gifts	Value
	Person to Whom You Gave the Gift an Address:	nd		
14.	■ No	kruptcy, did you give any gifts or contributions with a tot	al value of more than	\$600 to any charity?
	Yes. Fill in the details for each gift or			
	Gifts or contributions to charities that more than \$600 Charity's Name	·	Dates you contributed	Value
	Address (Number, Street, City, State and ZIP Co	ode)		
Pai	rt 6: List Certain Losses			
15.	Within 1 year before you filed for banks or gambling?	ruptcy or since you filed for bankruptcy, did you lose any	thing because of thef	t, fire, other disaster,
	■ No			
	☐ Yes. Fill in the details.			
	Describe the property you lost and how the loss occurred	Describe any insurance coverage for the loss Include the amount that insurance has paid. List pending insurance claims on line 33 of Schedule A/B: Property.	Date of your loss	Value of property lost

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Debto	or 1 Jamie Lynn Gallian	and the second s	Case number (#)	known) 8:21-bk-1	11710-ES
Part 7	List Certain Payments or Transfers				
C	lithin 1 year before you filed for bankrup onsulted about seeking bankruptcy or p clude any attorneys, bankruptcy petition pr	reparing a bankruptcy petition?			erty to anyone you
	No Yes. Fill in the details.				
É	Person Who Was Paid Address Email or website address Person Who Made the Payment, if Not Yo	Description and value of any p transferred ou		Date payment or transfer was made	Amount of payment
pı	lithin 1 year before you filed for bankrup romised to help you deal with your credi o not include any payment or transfer that y	tors or to make payments to your cred		ransfer any prop	erty to anyone who
	No Yes. Fill in the details.				
	Person Who Was Paid Address	Description and value of any p transferred		Date payment or transfer was made	Amount of payment
tra In		business or financial affairs? made as security (such as the granting of			
A	Yes. Fill in the details. Person Who Received Transfer	Description and value of property transferred		y property or ceived or debts ange	Date transfer was made
J 0 5 1	Person's relationship to you lames H. Casello, Esq. Casello & Lincoln 125 Cabrillo Park Dr. Ste. 104 Santa Ana, CA 92701	\$47,000 legal fees	Legal servi	ces	2019 to 2021
N 3	Mone Michael T. Chulak & Assoc. 80343 Canwood St. Ste. 203 Agoura Hills, CA 91301	\$8,700	Legal servi	ces	2017 to 2018
N	None				
9	Aichael S. Devereux, Esq. 1171 Wilshire Blvd. Ste. 500 Beverly Hills, CA 90210	\$5,000	Legal servi	ces	2018 to 2020
N	lone				
1	Steven A. Fink, Esq 13 Corporate Plaza Dr. Ste. 150 Newport Beach, CA 92660	\$30,000	Legal servi	ices	2018 to 2020
	None				

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Deb	btor 1 Jamie Lynn Gallian			Case number (if known) 8:21-bk-11710-ES			
	Person Who Received Transfer Address Person's relationship to you	Description and property transfer		Describe any prop payments receive paid in exchange		Date transfer was made	
	David R. Flyer, Esq. Raqual Flyer-Dashner 4120 Birch St. Ste. 101 Newport Beach, CA 92660 None	\$17,000		Legal services		2018 to 2020	
	Sherry Garrels, Esq. 12660 Brookhurst St. A103 Garden Grove, CA 92840 None	\$6500.00		Legal Services		2020-2021	
	Within 10 years before you filed for bankrup beneficiary? (These are often called asset-pro		ny property to a s	elf-settled trust or sin	nilar device o	of which you are a	
	■ No □ Yes. Fill in the details.						
	Name of trust	Description and v	alue of the prope	erty transferred		Date Transfer was	
	Within 1 year before you filed for bankruptcy sold, moved, or transferred? Include checking, savings, money market, or houses, pension funds, cooperatives, assoc No	r other financial accou	nts; certificates o	-			
	Name of Financial Institution and	Last 4 digits of	Type of accoun	t or Date accou	int was	Last balance	
	Address (Number, Street, City, State and ZIP Code)	account number	instrument	closed, sol moved, or transferred	d,	before closing or transfer	
	Do you now have, or did you have within 1 y cash, or other valuables?	ear before you filed for	bankruptcy, any	safe deposit box or	other deposit	ory for securities,	
	■ No						
	Yes. Fill in the details.						
	Name of Financial Institution Address (Number, Street, City, State and ZIP Code)	Who else had acc Address (Number, S State and ZIP Code)		escribe the contents	i	Do you still have it?	
2.	Have you stored property in a storage unit o	r place other than your	home within 1 ye	ear before you filed fo	or bankruptcy	17	
	■ No □ Yes. Fill in the details.						
	Name of Storage Facility Address (Number, Street, City, State and ZIP Code)	Who else has or h to it? Address (Number, S State and ZIP Code)		escribe the contents		Do you still have it?	

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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### Case 8:21-bk-11710-ES Doc 16 Filed 09/22/21 Entered 09/22/21 09:40:50 Desc Main Document Page 22 of 29

Del	btor 1	Jamie Lynn Gallian		Case number (if known) 8:21-bk-11	710-ES
Par	t 9:	Identify Property You Hold or Control for	Someone Else		
23.	Do y for s	ou hold or control any property that some omeone.	one else owns? include any proper	ty you borrowed from, are storing f	or, or hold in trust
	_	No Yes. Fill in the details.			
		ner's Name Iress (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP Code)	Describe the property	Value
Par	t 10:	Give Details About Environmental Inform	ation		
For	the p	urpose of Part 10, the following definitions	apply:		
	toxic	ronmental law means any federal, state, or c substances, wastes, or material into the a lations controlling the cleanup of these su	ir, land, soil, surface water, ground	ning pollution, contamination, releative distribution, releative distribution in the contraction of the cont	ses of hazardous or statutes or
		means any location, facility, or property as wn, operate, or utilize it, including disposal		aw, whether you now own, operate	, or utilize it or used
	Haza	ardous material means anything an environ ardous material, pollutant, contaminant, or	mental law defines as a hazardous	waste, hazardous substance, toxic	; substance,
Rep	ort al	I notices, releases, and proceedings that y	ou know about, regardless of when	they occurred.	
24.	Has	any governmental unit notified you that yo	u may be liable or potentially liable	under or in violation of an environ	mental law?
	_	No Yes. Fill in the details.			
		ne of site Iress (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental law, if you know it	Date of notice
25.	Have	you notified any governmental unit of any	release of hazardous material?		
	_	No Yes. Fill in the details.			
		ne of site Iress (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental law, if you know it	Date of notice
26.	Have	you been a party in any judicial or admini	strative proceeding under any envi	ronmental law? Include settlement	s and orders.
		No			
		Yes. Fill in the details.			
		e Title e Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Nature of the case	Status of the case
Par	t 11:	Give Details About Your Business or Cor	,		
		in 4 years before you filed for bankruptcy,		y of the following connections to a	ny business?
		☐ A sole proprietor or self-employed in a			-
		■ A member of a limited liability company	(LLC) or limited liability partnershi	ip (LLP)	
		☐ A partner in a partnership			
		☐ An officer, director, or managing execu	tive of a corporation		
		☐ An owner of at least 5% of the voting or	equity securities of a corporation		
Offic	ial Fon	m 107 Statement	of Financial Affairs for Individuals Filing	for Bankruptcy	page <b>7</b>

Official Form 107

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Debtor 1 Jamie Lynn Gallian	C	Case number (# known) 8:21-bk-11710-ES				
☐ No. None of the above applies. (	Go to Part 12.					
Yes Check all that apply above a	and fill in the details below for each business.					
Business Name Address (Number, Street, City, State and ZIP Code)	Describe the nature of the business  Name of accountant or bookkeeper	Employer Identification number Do not include Social Security number or ITIN.				
J-Sandcastle Co., LLC 16222 Monterey Lane #376 Huntington Beach, CA 92649	Residential Management	Dates business existed EIN: 83-2453659 From-To 10-19-2018				
J-Pad, LLC	Residential Management.	EIN:				
21742 Anza Avenue Torrance, CA 92503		From-To 2/9/2018				
☐ Yes. Fill in the details below.  Name Address (Number, Street, City, State and ZIP Code)	Date Issued					
art 12: Sign Below						
e true and correct. I understand that mal th a bankruptcy case can result in fines U.S.C. §§ 152, 1341, 1519, and 357)		declare under penalty of perjury that the answers obtaining money or property by fraud in connection ears, or both.				
ate 9/21/2021	Date					
d you attach additional pages to <i>Your St</i> No Yes	tatement of Financial Affairs for Individuals Filir	ng for Bankruptcy (Official Form 107)?				
d you pay or agree to pay someone who No	is not an attorney to help you fill out bankrupto	cy forms?				
Yes. Name of Person Attach the E	Bankruptcy Petition Preparer's Notice, Declaration,	and Signature (Official Form 119).				

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Debtor 1	Jamie Lynn Gallian		
	First Name Middle Name	Last Name	
Debtor 2 Spouse if, filing)	First Name Middle Name	Last Name	
		TRICT OF CALIFORNIA-SANTA ANA DIVISION	
Case number (	8:21-bk-11710-ES		Check if this is an
		2000 2 1 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	amended filing
Official Fo	rm 108		
		ividuals Filing Under Chapter	7 12/15
tatemer	it of intention for ma	ividuals i milg offder Chapter	12/15
vou are an indi	ividual filing under chapter 7, you must	fill out this form if:	
<u>-</u>	e claims secured by your property, or	•	
_	ed personal property and the lease has	not expired.	
ou must file this	s form with the court within 30 days aft	er you file your bankruptcy petition or by the date set	for the meeting of creditors,
whiche	ver is earlier, unless the court extends	the time for cause. You must also send copies to the	creditors and lessors you list
on the	rorm		
		both are equally responsible for supplying correct info	rmation. Both debtors must
sign an	d date the form.		
e as complete a	and accurate as possible. If more space	is needed, attach a separate sheet to this form. On th	e top of any additional pages,
write ye	our name and case number (if known).		
Part 1: List Yo	our Creditors Who Have Secured Claim	e	
List I	our creditors willo have secured claim	•	
		D: Creditors Who Have Claims Secured by Property (	Official Form 106D), fill in the
information be	elow. editor and the property that is collateral	What do you intend to do with the property that	Did you claim the property
identity the cit	sales and the property that is condition	secures a debt?	as exempt on Schedule C?
Creditor's	J-Pad, LLC,	☐ Surrender the property.	□No
name;	0.1 da, 220,	☐ Retain the property and redeem it.	<b>14</b> 0
		☐ Retain the property and enter into a	Yes
Description of		Reaffirmation Agreement.	
property	Huntington Beach, CA 92649	Retain the property and [explain]:	
securing debt:	Orange County APN: 891-569-62; 2014 Skyline		
	Custom Villa Manufactured		
	Home. Decal No. LBM1081.		
	Serial Number AC7V710394GB		
	56'x15'2"; Serial Number	Retain	
	AC7V710394GA 60'x15'2".	Netalli	
Creditor's	Janine Jasso, Esq.	☐ Surrender the property.	□ No
name:	•	Retain the property and redeem it.	
		☐ Retain the property and enter into a	Yes
Description of	16222 Monterey Ln. Spc 376	Reaffirmation Agreement.	
property	Huntington Beach, CA 92649		
securing	Orange County	Notice of Appeal - Pending OCSC	
debt	APN: 891-569-62; 2014 Skyline Custom Villa Manufactured	Appellate Department 30-2021-01189657 to VOID Order.	
	Home. Decal No. LBM1081.	30-2021-01100001 to 401D Oldel.	
	Home, Decai No. LDM 1001,		
fficial Form 108	Statement of	Intention for Individuals Filing Under Chapter 7	page

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Debtor 1 Jamie	e Lynn Gallian	Case number (if k	nown) 8:21-bk-11710-ES		
		Retain the property and [explain]:			
		UCC To Be Avoided By 522(f) and/or Other Means 11 U.S.C. §523(a)(7)			
Creditor's	Janine Jasso, Esq.				
name:	Huntington Beach Gables HOA	☐ Surrender the property. ☐ Retain the property and redeem it. ☐ Retain the property and enter into a Reaffirmation Agreement.	□ No ■ Yes		
Description of property securing debt	16222 Monterey Ln Spc 376 Huntington Beach, CA 92649 APN 891-56-62; 2014 s\kyine	Retain the property and [explain]:			
Securing desir	Custom Villa Manufactured Home. Decal No. LBM1081	UCC filed to be avoided by 522(f) and/or other means			
r any unexpire	n below. Do not list real estate leases.	ies ted in Schedule G: Executory Contracts and Une . Unexpired leases are leases that are still in effec e if the trustee does not assume it. 11 U.S.C. § 365	t; the lease period has not yet ended		
escribe your u	nexpired personal property leases		Will the lease be assumed?		
essor's name:	HOUSER BROS CO dba Rar 17610 Beach Blvd. Ste. 32	ncho Del Rey Mobilehome Estates	□No		
	Huntington Beach, Californi	ia 92647	■ Yes		
escription of lea Property:		6 Unexpired Ground Leasehold, APN t 4, Lot 376. Location of 2014 Skyline Expires 2059			
			□ No		
essor's name: escription of lea	sed Hyundai Capital America		Yes		
roperty:	Vehicle lease for 2020 Kia S	Vehicle lease for 2020 Kia Sportage. Expires 12/1/2022			
art 3: Sign B	elow				
nder penalty of operty LBM 108	periury. I declare that I have indicated	d my intention about any property of my estate the rm of that certain Groundlease, Tract 10542, Unit 4 CA 92649	at secures a debt, and personal I, Lot 376, located upon APN		
	on & Villen	x			
Jamie Lyn Signature of	Debtor 1	Signature of Debtor 2			
Date	9/21/2021	Date	A VINNE		

Statement of Intention for Individuals Filing Under Chapter 7

page 2

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Official Form 108

Fill in this information to identify your case:			x only as o	directed in this form and in Form
Debtor 1 Jamie Lynn Gallian		122A-1Supp:		
Debtor 2		■ 1. There	is no pres	sumption of abuse
(Spouse, if filing)  Central District of	California-Santa			to determine if a presumption of abuse
United States Bankruptcy Court for the: Ana Division	Oamorna—Carita			made under <i>Chapter 7 Means Test</i> ficial Form 122A-2).
Case number 8:21-bk-11710-ES (if known)				t does not apply now because of y service but it could apply later.
		■ Check	if this is a	an amended filing
Official Form 122A - 1				
Chapter 7 Statement of Your Cui	rent Monthly	Income		04/2
Be as complete and accurate as possible. If two married people a attach a separate sheet to this form. Include the line number to we case number (if known). If you believe that you are exempted fro qualifying military service, complete and file Statement of Exempler 1:  Calculate Your Current Monthly Income	hich the additional inform m a presumption of abuse	ation applies. On t because you do n	he top of a ot have pri	iny additional pages, write your name and marily consumer debts or because of
1. What is your marital and filing status? Check one or	lly.			
Not married. Fill out Column A, lines 2-11.				
☐ Married and your spouse is filing with you. Fill ou	it both Columns A and B	lines 2-11.		
☐ Married and your spouse is NOT filing with you.	You and your spouse a	re:		
☐ Living in the same household and are not lega	Ily separated. Fill out bo	th Columns A an	d B, lines	2-11.
Living separately or are legally separated. Fill penalty of perjury that you and your spouse are lefting apart for reasons that do not include evadire.	egally separated under n	onbankruptcy law	that appli	ies or that you and your spouse are
Fill in the average monthly income that you received from all 101(10A). For example, if you are filing on September 15, the 6-m the 6 months, add the income for all 6 months and divide the total spouses own the same rental property, put the income from that property.	onth period would be March by 6. Fill in the result. Do no	1 through August 3 t include any incom	<ol> <li>if the am e amount m</li> </ol>	ount of your monthly income varied during nore than once. For example, if both
		Column A Debtor 1		Column B Debtor 2 or non-filing spouse
Your gross wages, salary, tips, bonuses, overtime, payroll deductions).	and commissions (befo	re all \$	0.00	\$
Alimony and maintenance payments. Do not include Column B is filled in.		\$	0.00	\$
4. All amounts from any source which are regularly pa of you or your dependents, including child support from an unmarried partner, members of your household and roommates. Include regular contributions from a sp filled in. Do not include payments you listed on line 3.	Include regular contribut I, your dependents, parei	tions nts,	0.00	\$
5. Net income from operating a business, profession,				
	Debtor 1			
Gross receipts (before all deductions)	\$ 0.00 -\$ 0.00			
Ordinary and necessary operating expenses		ara -> \$	0.00	\$
Net monthly income from a business, profession, or far	η \$ <u>0.00</u> σορ <b>γ</b> ικ	510 · · · ·		
6. Net income from rental and other real property	Debtor 1			
Gross receipts (before all deductions)	\$ 0.00			
Ordinary and necessary operating expenses	-\$ 0.00			
Net monthly income from rental or other real property	\$ 0.00 Copy he	ere -> \$	0.00	\$
7. Interest, dividends, and royalties	<del></del>	\$	0.00	\$

Official Form 122A-1 Chapter 7 Statement of Your Current Monthly Income

Best Case Bankruptcy

page 1

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otor 1 Jamie Lynn Gallian				Case r	number (i	f known)	8:21-k	ok-11	710-ES	3
				Colum Debto			Colum Debto	r 2 or	pouse	
Unemployment compensation				\$	1,78	39.00	\$			
Do not enter the amount if you contend the Social Security Act. Instead, list it he		nt received was a bei	nefit under				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
For you		\$	0.00							
For your spouse		\$								
Pension or retirement income. Do no benefit under the Social Security Act. A not include any compensation, pension United States Government in connection disability, or death of a member of the upay paid under chapter 61 of title 10, thoses not exceed the amount of retired if retired under any provision of title 10	lso, except as, pay, annuity, on with a disab uniformed serven include that pay to which you	stated in the next ser or allowance paid by ility, combat-related in ices. If you received a t pay only to the exter ou would otherwise be	ntence, do the njury or any retired nt that it	\$		0.00	\$			
Income from all other sources not list Do not include any benefits received ur under the Federal law relating to the na under the National Emergencies Act (5f coronavirus disease 2019 (COVID-19); crime, a crime against humanity, or inte compensation pension, pay, annuity, o Government in connection with a disable death of a member of the uniformed set separate page and put the total below	sted above. Since the Social tional emerge of U.S.C. 1601 payments recurrational or dor allowance patility, combat-recivices. If necessity is necessity to the social state of the social	pecify the source and Security Act; paymer ncy declared by the P et seq.) with respect eived as a victim of a omestic terrorism; or lid by the United State lated injury or disabili	nts made resident to the war es ty, or							
separate page and put the total below				\$		0.00	\$			
				\$		0.00	\$			
Total amounts from separate p	pages, if any,		+	\$		0.00	\$			
			•						Γ	
Calculate your total current monthly each column. Then add the total for Co	income. Add	lines 2 through 10 for	\$	1,789.0	00	+ \$			<b>=</b> \$	1,789.00
Cash column. Then aca the teather of						-				
t 2: Determine Whether the Means  Calculate your current monthly income			:							A 440
12a. Copy your total current monthly in	come from line	11			Сору	line 11	here=>		\$	1,789.00
Multiply by 12 (the number of mon	ths in a year)								X	20.7
12b. The result is your annual income f	or this part of t	he form						12b.	\$	21,468.00
Calculate the median family income	that applies to	you. Follow these s	teps:						L.	
Fill in the state in which you live.		CA								
Fill in the number of people in your hou	sehold.	11								
Fill in the median family income for you To find a list of applicable median incor for this form. This list may also be avail.	ne amounts, g	o online using the link		in the s	eparate	e instru	ctions	13.	\$	62,938.00
How do the lines compare?										
14a. Line 12b is less than or eq			check box	1, <i>Thei</i>	e is no	presur	nption of a	abuse.		
14b. Line 12b is more than line Go to Part 3 and fill out Fo	13. On the top		2, The pr	esum <b>pt</b> i	on of a	buse is	determin	ed by	Form 1	22 <b>A-</b> 2.
3: Sign Below										
By signing here, I declare under p	enality of perju	ry that the information	on this st	atement	and in	any at	achments	is tru	e and c	orrect.
x James	aller	Z								
Jamie Lynn Gallian al Form 122A	Chapter 7	Statement of Your C	urrent Mo	nthly in	come					pag
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Debtor 1 Jamie Lynn Gallian

Case number (if known) 8:21-bk-11710-ES

If you checked line 14a, do NOT fill out or file Form 122A-2.

If you checked line 14b, fill out Form 122A-2 and file it with this form.

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#### FIRST AMENDED

### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or advised Skylab Huntington Beach, CA 92647  A true and correct copy of the foregoing document entitled (specify):  Mailing List, and or Statements will be served or was served (a) or required by LBR 5005-2(d); and (b) in the manner stated below:	Summary of Amended Schedules, Master
1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC Orders and LBR, the foregoing document will be served by the court v8-20-2021, I checked the CM/ECF docket for this bankruptcy case or following persons are on the Electronic Mail Notice List to receive NEI	via NEF and hyperlink to the document. On adversary proceeding and determined that the
Jeffrey I Golden (TR) Iwerner@wgllp.com, jig@trustesolutions Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notif D. Edward Hays ehays@marshackhays,com Valerie Smith claims@recoverycorp.com United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov Jamie Lynn Gallian jamiegallian@gmail.com	.net;kadele@wgllp.com y.bestcase.com
	Service information continued on attached
<ol> <li>SERVED BY UNITED STATES MAIL: On (date), I served the addresses in this bankruptcy case or adversary proceeding by placing envelope in the United States mail, first class, postage prepaid, and a constitutes a declaration that mailing to the judge will be completed not be added to the place.</li> </ol>	g a true and correct copy thereor in a sealed industrial distribution and correct copy there industrial and correct copy there industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy the correct copy there is a sealed industrial and correct copy the correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy that contains a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy there is a sealed industrial and correct copy that contains a sealed industrial and correct copy there is a sealed industrial and correct copy that contains a sealed industrial and correct copy there is a sealed industrial and correct copy that contains a sealed industrial and correct copy that contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed industrial and contains a sealed indus
2000	Service information continued on attached
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACS for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or compersons and/or entities by personal delivery, overnight mail service, of method), by facsimile transmission and/or email as follows. Listing the delivery on, or overnight mail to, the judge will be completed no later to	ntrolling LBR, on (date), I served the following or (for those who consented in writing to such service le judge here constitutes a declaration that personal
page	Service information continued on attached
I declare under penalty of perjury under the laws of the United States 9/21/2021 Robert McLelland	of America that the foregoing is true and correct
Date Printed Name	Signature
This form is mandatory. It has been approved for use by the United State	

EXHIBIT 30, PAGE 617

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EXHIBIT 31

	State	FOR COURT USE	ONLY
Bar No. & Email Address			
lamie I van Gallian			HILEU
			SFP 2 2 2021
			02, 2 -
jamiegaman@gman.com			CLERK U.S. BANKRUPTCY COURT
			BY: Deputy Clerk
Attorney for Debtor			
	ATES BA	NKRUPTCY COUR	Т
CENTRAL DISTRICT OF	F CALIF	ORNIA-SANTA A	ANA DIVISION
CENTRAL DISTRICT OF CALIFORNIA			
Jamie Lynn Gallian		CASE NO.: 8:21-b	k-11710-ES
		CHAPTER: 7	
		OTHER TEXT	
		01111111	NOV OF AMENDED SQUEDUES
		SUMMA	
	)ebtor(s)		
A Silver for its required to record Cohodular D. on E/E (no. A		d Fac Cabadula an i	ho Count's wobsite
attactiment if creditors are being added to the ochedule b o	" Li . Alo	, one of more create	To being added: [2] Tes [1] Tes
The following schedules, master mailing list or statements (	check all t	that apply) are being	amended:
☐ Schedule A/B ☐ Schedule C ☑ Sche	edule D	✓ Schedule E/F	Schedule G
		_	_
Schedule H Schedule I Sche	edule J	Schedule J-2	Statement of Financial Affairs
			<b>5</b>
Statement About Your Social Security Number(s)			✓ Master Mailing List
		intentions	
Other (specify)			
	Jnited Sta	ites that the amende	d schedules, master mailing list, and or
statements are true and correct.	Ć	1	(W.A.sa)
Date: 0/2//1/2/		Mary ?	K SULLA .
- 101/10 -		TAJMAN	www.
b	COLOI I OI	i i i i i i i i i i i i i i i i i i i	
<u>π</u>	ebtor 2 (J	loint Debtor) Signatu	re (if applicable)
J		yg	A SEE COMME

<u>NOTE:</u> It is the responsibility of the Debtor, or the Debtor's attorney, to serve copies of all amendments on all creditors listed in this Summary of Amended Schedules, Master Mailing List, and/or Statements, and to complete and file the attached Proof of Service of Document.

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

### Case 8:21-bk-11710-ES Doc 17 Filed 09/22/21 Entered 09/22/21 09:45:20 Desc Main Document Page 2 of 15

Debtor 1	Jamie Lynn Gal				-	
Debtor 2	First Name	Middle Name	Last Name			
(Spouse if, filing)	First Name	Middle Name	Last Name		-	
United States	Bankruptcy Court for the:	CENTRAL DISTRICT OF CAL	IFORNIASANT	A ANA DIVISION	-	
Case number	8:21-bk-11710-ES					
(if known)						if this is an
					ameno	ted filing
Official Fo	orm 106D					
Schedul	e D: Creditors	<b>Who Have Claims</b>	Secured	by Propert	У	12/15
number (if known 1. Do any credit  No. Ch	vn). lors have claims secured by leck this box and submit th ill in all of the information b	is form to the court with your other				me and case
	t All Secured Claims			Column A	Column B	Column C
for each claim. much as possible	If more than one creditor has le, list the claims in alphabetic	nore than one secured claim, list the cro a particular claim, list the other creditor al order according to the creditor's nan	rs in Part 2. As	Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim	Unsecured portion if any
2.1 J-Pad, Steven	LLC, & Brian	Describe the property that secures	the claim:	\$175,000.00	\$235,000.00	\$0.00
Gallian		16222 Monterey Ln. Spc 370				
	lian; Justin	Huntington Beach, CA 9264	9			
	y; Ronald j. nt; Robert J.	Orange County APN: 891-569-62; 2014 Skyl	ino			
•	nt; Robert J. nt; Jamie Lynn	Custom Villa Manufactured				
Gallian	•	Decal No. LBM1081. Serial				
Creditor's N	lame	AC7V710394GB 56'x15'2"; \$				
		Number AC7V710394GA 60				
	Anza Avenue ce, CA 90503	As of the date you file, the claim is: apply.  Contingent	Check all that			
Number, St	treet, City, State & Zip Code	Unliquidated				
Who owes the	e debt? Check one.	Disputed  Nature of lien. Check all that apply.				
Debtor 1 only	v	An agreement you made (such as	mortgage or secur	ed		
Debtor 2 only	•	car loan)	3 3			
☐ Debtor 1 and	•	☐ Statutory lien (such as tax lien, me	echanic's lien)			
_	of the debtors and another	☐ Judgment lien from a lawsuit		CC 1 Perfected	•	
Check if this community	s claim relates to a / debt	Other (including a right to offset)	HCD Regist	ration Jamie Ly	nn Gallian perfecte	d 2-25-2021
Date debt was	incurred	Last 4 digits of account n	umber N/A			

Official Form 106D

Schedule D: Creditors Who Have Claims Secured by Property

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page 1 of 3 Best Case Bankruptcy

Debtor 1 Jamie Lynn Gallian First Name Middle N	Case number (if known)	8:21-bk-11710-ES		
<u></u>		450.004.44	*****	***
2 Janine Jasso Creditor's Name	Describe the property that secures the claim:  16222 Monterey Ln. Spc 376	\$53,684.41	\$235,000.00	\$0.0
	Huntington Beach, CA 92649			
	Orange County			
	APN: 891-569-62; 2014 Skyline			
	Custom Villa Manufactured Home.			
	Decal No. LBM1081. Serial Number			
	AC7V710394GB 56'x15'2"; Serial			
16025 Warmington Lane	Number AC7V710394GA 60'x15'2".			
Huntington Beach, CA	As of the date you file, the claim is: Check all that			
92649	apply.  Contingent			
Number, Street, City, State & Zip Code	Unliquidated			
	■ Disputed			
ho owes the debt? Check one.	Nature of lien. Check all that apply.			
_	_	acurad		
Debtor 1 only	☐ An agreement you made (such as mortgage or secar loan)	courdu		
Debtor 2 only				
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit			
Check if this claim relates to a community debt	Other (including a right to offset)			
ate debt was incurred 12/4/2018	Last 4 digits of account number HOA	Fees 3985		
3 Janine Jasso	Describe the property that secures the claim:	\$13,229.24	\$235,000.00	\$6.913.6
Creditor's Name	16222 Monterey Ln. Spc 376		areas and the second	, ,,
	Huntington Beach, CA 92649			
	Orange County			
	APN: 891-569-62; 2014 Skyline			
	Custom Villa Manufactured Home.			
	Decal No. LBM1081. Serial Number			
	AC7V710394GB 56'x15'2"; Serial			
16025 Warmington Lane	Number AC7V710394GA 60'x15'2".			
Huntington Beach, CA	As of the date you file, the claim is: Check all that apply.			
92649	Contingent			
Number, Street, City, State & Zip Code	Unliquidated			
	Disputed			
ho owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only	☐ An agreement you made (such as mortgage or se	ecured		
Debtor 2 only	car loan)			
Debtor 2 only  Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another				
	☐ Judgment lien from a lawsuit			
Check if this claim relates to a community debt	Other (including a right to offset)	.,		
te debt was incurred 2018	Last 4 digits of account number Attorn	ey Fees \$9400.00 Civ	ril OCSC 30-2018-0	0986785.
		4044		
If this is the last page of your form, add	olumn A on this page. Write that number here: the dollar value totals from all pages.	\$241,913 \$241,913		
Write that number here:		Ψ£¬1,313.		
WAR I had Other as to De Medified for	r a Debt That You Already Listed			

Official Form 106D Additional Page of **Schedu** 

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 2 of 3

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1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES	
First Name	Middle Name	Last Name			
anine Jasso. 6025 Warming	Esq. gton Lane		•		
1742 Anza Av				•	<u>2.1</u>
	First Name lame, Number, Stranine Jasso. 6025 Warming funtington Be 1-Pad, LLC 1742 Anza Av	First Name Middle Name  Jame, Number, Street, City, State & Zip Code  Janine Jasso. Esq.  6025 Warmington Lane  Juntington Beach, CA 92649	First Name Middle Name Last Name lame, Number, Street, City, State & Zip Code anine Jasso. Esq. 6025 Warmington Lane luntington Beach, CA 92649	First Name Middle Name Last Name  Iame, Number, Street, City, State & Zip Code On which line in Part 1 did you entransine Jasso. Esq. 6025 Warmington Lane Last 4 digits of account number luntington Beach, CA 92649  I-Pad, LLC On which line in Part 1 did	First Name Middle Name Last Name  Iame, Number, Street, City, State & Zip Code On which line in Part 1 did you enter the creditor? 2.2; 2.3  anine Jasso. Esq. 6025 Warmington Lane Last 4 digits of account number  Iuntington Beach, CA 92649  I-Pad, LLC 1742 Anza Avenue  On which line in Part 1 did you enter the creditor?

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 3 of 3

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Official Form 106D

Debtor 1	Jamie Lynn Gallian					
202101		dle Name Last Name	·-···			
Debtor 2 (Spouse if, filing)	First Name Mid	dle Name Last Name				
				DIVISION		
United States Bank	ruptcy Court for the: CENTR	AL DISTRICT OF CALIFORNIA-	SANTA ANA I	DIVISION		
	21-bk-11710-ES			İ		
(if known)				ļ	_	if this is an
					ameno	led filing
Official Form	106E/F					
		ve Unsecured Claims	3			12/15
Be as complete and a	ccurate as possible. Use Part 1 fo	r creditors with PRIORITY claims at	nd Part 2 for cre	ditors with NON	PRIORITY claims. L	ist the other party to
Schedule G: Executor Schedule D: Creditors left. Attach the Contin	ry Contracts and Unexpired Lease s Who Have Claims Secured by Pro- truation Page to this page. If you ha	result in a claim. Also list executo s (Official Form 106G). Do not inclu operty. If more space is needed, co ave no information to report in a Pa	de any creditor py the Part you	s with partially s need, fill it out, r	ecured claims that a number the entries i	are listed in n the boxes on the
name and case numb	·	Claima				
	of Your PRIORITY Unsecured of have priority unsecured claims as					
No. Go to Part		, <b>, -</b>				
■ Yes.						
List all of your pridentify what type possible, list the c Part 1. If more that	of claim it is. If a claim has both prior laims in alphabetical order according in one creditor holds a particular clair		laim here and sh ore than two pric	now both priority a	nd nonpriority amoun	ts. As much as
(For an explanation	on of each type of claim, see the insti	ructions for this form in the instruction		tal claim	Priority	Nonpriority
r:		Last 4 digits of account number	3036	***	amount	amount
2.1 Internal R Priority Credi	levenue Service	Last 4 digits of account number	3930	\$32,361.00	\$32,361.0	50.00
Insolvenc PO BOX 7 Philadelp	у	When was the debt incurred?  As of the date you file, the claim	2017-2018,			
	he debt? Check one.	☐ Contingent	or or ook an ind	( арр.)		
Debtor 1 only	1	☐ Unliquidated				
Debtor 2 only		☐ Disputed				
Debtor 1 and		Type of PRIORITY unsecured cla	im:			
	of the debtors and another	Domestic support obligations				
_	claim is for a community debt	Taxes and certain other debts y	ou owe the gove	rnment		
is the claim sub	•	Claims for death or personal inju	=			
■ No	•	Other Specify income tax				
☐ Yes		· · · · · · · · · · · · · · · · · · ·				
Part 2: List All o	of Your NONPRIORITY Unsecu	red Claims				
3. Do any creditors	have nonpriority unsecured claim	s against you?				
No. You have	nothing to report in this part. Submit	this form to the court with your other s	chedules.			
Yes.						
unsecured claim, I	ist the creditor separately for each cl	alphabetical order of the creditor value. For each claim listed, identify who creditors in Part 3.lf you have more the	at type of claim i	t is. Do not list cla	ims already included	in Part 1. If more
I GIL Z.					Tota	f claim
Official Form 106 E/F	Schede	ule E/F: Creditors Who Have Unsec	ured Claims			Page 1 of 7

Nonpronty Creditor's Name 633 W. Stb. F. I. 52 Los Angeles, CA 90071 Number Street City State Zip Code Who incurred the debt? Check one.    Debtor 1 only	Debtor	1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
Nonprotricy Cestion's Name   Sa3 W. Sh St. Ft. 52   Los Angeles, CA 90071   Number Street City State 2 Gode   When was the debt incurred?   2021	4 1		Last A digits of account number	N/A	Unknown
Number Street City State Zip Code   No incurred the debt? Check one.   Debtor 1 only   Uniquidated		Nonpriority Creditor's Name 633 W. 5th St. Fl. 52	-	20.200.000	
Who incurred the debt? check one.   Debtor 1 only   Debtor 2 only   Debtor 2 only   Debtor 3 and Debtor 3 and Debtor 3 and Debtor 3 and Debtor 3 and Debtor 3 and Sebtor 3 and Debtor 3 and Sebtor 3 a			As of the date you file, the claim	is: Check all that apply	
Debtor 2 only		Who incurred the debt? Check one.	•		
Debtor 1 and Debtor 2 only		Debtor 1 only	☐ Contingent		
At least one of the debtors and another   Check if this claim is for a community debt   Check if this claim is to a community debt   Check if this claim is to a community debt   Check if this claim is community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is the claim subject to offset?   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is to a community debt   Check if this claim is to a community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is f		☐ Debtor 2 only	☐ Unliquidated		
Check if this claim is for a community debt   Check if this claim		☐ Debtor 1 and Debtor 2 only	☐ Disputed		
Collegations arising out of a separation agreement or divorce that you did not report as promity claims		☐ At least one of the debtors and another	Type of NONPRIORITY unsecure	d claim:	
Is the claim subject to offset?  No Debts to pension or profit-sharing plans, and other similar debts possible remittur amount owed as part of HOA Gables lawsuits.    42		☐ Check if this claim is for a community	☐ Student loans		
Ves				aration agreement or divorce t	hat you did not
Ves		■ No	Debts to pension or profit-sharing	ng plans, and other similar det	ots
Nonpriority Credition's Name dba Rancho Del Rey Mobilehome Est.  17610 Beach Blvd. Ste. 32  Huntington Beach, CA 92647 Number Street City State Zip Code Who Incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 3 one of the debtors and another Contingent Debtor 4 one of the debtors and another Debtor 5 one of the debtors and another Debtor 5 one of the debtors and another Debtor 6 one of the debtors and another Debtor 7 one Debtor 9 one of the debtors and another Debtor 1 only Debtor 9 one of the debtors and another Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 3 only Debtor 2 only Debtor 4 only Debtor 5 only Debtor 5 only Debtor 6 of the debtors and another Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 3 only Debtor 2 only Debtor 4 only Debtor 2 only Debtor 5 one one or one of the debtor 2 only Debtor 5 one or one of the debtor 2 only Debtor 5 one or one of the debtor 2 only Debtor 6 one or one of the debtor 2 only Debtor 6 one or one of the debtor 2 only Debtor 7 only Calima Debtor 8 one of the debtor 8 one or		Yes	Other. Specify possible re	emittur amount owed a es lawsuits.	as part of
dba Rancho Del Rey Mobilehome Est. 17610 Beach Bivd. Ste. 32 Huntington Beach, CA 92647 Number Street city State Zip Code Who incurred the debt? Check one. Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only State Light State Sip Code No Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 only Debtor 2 only Debtor 3 or State Sip Code No Debtor 3 or State Sip Code Debtor 4 or State Sip Code Debtor 4 or State Sip Code Debtor 5 only Debtor 5 only Debtor 5 only Debtor 6 or State Sip Code Debtor 6 or State Sip Code Debtor 7 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 2 only Debtor 3 or State Sip Code Debtor 4 or State Sign Code Debtor 5 only Debtor 5 or State Sign Code Debtor 6 or State Sign Code Debtor 7 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 2 only Debtor 2 only Debtor 2 only Debtor 3 or State Sign Code Debtor 4 or State Sign Code Debtor 5 or State Sign Code Debtor 5 or State Sign Code Debtor 6 or State Sign Code Debtor 7 or State Sign Code Debtor 8 or State Sign Code Debtor 9 or State Sign Code Debtor 9 or State Sign Code Debtor 9 or State Sign Code Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 2 only Debtor 2 only Debtor 3 or State Sign Code Debtor 2 only Debtor 3 or State Sign Code Debtor 2 only Debtor 3 or State Sign Code Debtor 2 only Debtor 4 or State Sign Code Debtor 5 or State Sign Code Debtor 5 or State Sign Code Debtor 6 or State Sign Code Debtor 7 or State Sign Code Debtor 9 or State Sign Code Debtor 9 or State Sign Code Debtor 9 or State Sign Code Debtor 9 or State Sign Code Debtor 9 or State Sign Code Debtor 9	4.2		Last 4 digits of account number	N/A	Unknown
17610 Beach Blvd. Ste. 32 Huntington Beach, CA 92647 Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 and Debtor 2 only Debtor 1 and Debtor 3 and another Check if this claim is for a community debt Is the claim subject to offset? No Debtor 1 and Debtor 2 only Debtor 2 only Debtor 3 and Debtor 3 and Debtor 3 and another Check if this claim is for a community debt Is the claim subject to offset? No Debtor 3 and Debtor 4 and Debtor 3 and another Check if this claim is for a community debt Is the claim subject to offset? No Debtor 1 and Debtor 2 only Debtor 3 and Debtor 3 and Debtor 3 and Debtor 3 and Debtor 4 only Debtor 4 only Debtor 5 only Debtor 5 only Debtor 6 only Debtor 6 only Debtor 6 only Debtor 6 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 5 only Debtor 6 only Debtor 6 only Debtor 7 only Debtor 7 only Debtor 8 only Debtor 9 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtor 3 only Debtor 1 and Debtor 3 only Debtor 4 only Debtor 5 only Debtor 5 only Debtor 6 only Debtor 6 only Debtor 7 only Debtor 8 only Debtor 9 only Debtor 9 only Debtor 9 only Debtor 1 only Debtor 9 only Debtor 1 only Debtor 9 only Debtor 1 only Debtor 9 only Debtor 1 only Debtor 9 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 1 only Debtor 2 only Debtor 1 only Debtor 3 only Debtor 4 only Debtor 5 only Debtor 5 only Debtor 6 only Debtor 7 only Debtor 8 only Debtor 6 only Debtor 7 only Debtor 9 onl		dba Rancho Del Rey Mobilehome	When was the debt incurred?	2020	
Who incurred the debt? Check one.    Debtor 1 only	-	17610 Beach Blvd. Ste. 32 Huntington Beach, CA 92647	As of the date you file, the claim	is: Check all that apply	
Debtor 2 only   Debtor 1 and Debtor 2 only   Disputed     At least one of the debtors and another   Check if this claim is for a community debt     Is the claim subject to offset?   Student loans     No			• • • • • • • • • • • • • • • • • • • •	,,,,	
Debtor 1 and Debtor 2 only  Debtor 3 and Debtor 2 only  At least one of the debtors and another  Check if this claim is for a community debt Is the claim subject to offset?  No  Debts to pension or profit-sharing plans, and other similar debts  Possible space 376 rent; due to refusal to accept tendered rent payments by debtor. Checks returned to debtor by RDRMHE uncashed. since 11/1/2018. Pending Litigation.  Last 4 digits of account number  Possible space 376 rent; due to refusal to accept tendered rent payments by debtor. Checks returned to debtor by RDRMHE uncashed. since 11/1/2018. Pending Litigation.  Last 4 digits of account number  Possible space 376 rent; due to refusal to accept tendered rent payments by debtor. Checks returned to debtor by RDRMHE uncashed. since 11/1/2018. Pending Litigation.  Last 4 digits of account number  3985  \$413,000.00  When was the debt incurred?  2017-2018  As of the date you file, the claim is: Check all that apply  When was the debt incurred?  Contingent  Debtor 1 only  Debtor 2 only  Debtor 1 and Debtor 2 only  Debtor 1 and Debtor 2 only  At least one of the debtors and another  Check if this claim is for a community debt  Is the claim subject to offset?  No  Debts to pension or profit-sharing plans, and other similar debts  judgment for attorneys fees and costs		■ Debtor 1 only	☐ Contingent		
At least one of the debtors and another   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim subject to offset?   Check are port as priority claims   Check if this claim is for a community claims   Check if this claim is for a community claims   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Student loans   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if this claim is for a community debt   Check if		Debtor 2 only	☐ Unliquidated		
Check if this claim is for a community debt   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising out of a separation agreement or divorce that you did not report as priority claims   Obligations arising plans, and other similar debts   Obligations arising plans, and other		Debtor 1 and Debtor 2 only	Disputed		
Obligations arising out of a separation agreement or divorce that you did not report as priority claims		☐ At least one of the debtors and another	Type of NONPRIORITY unsecure	d claim:	
Is the claim subject to offset?    No		☐ Check if this claim is for a community	☐ Student loans		
Yes			report as priority claims	-	
Yes		■ No	Debts to pension or profit-sharing	ng plans, and other similar deb	ots
Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131 Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 2 only Debtor 1 and Debtor 2 only Debtor 1 and Debtors and another At least one of the debtors and another Check if this claim is for a community debt Is the claim subject to offset?  No  When was the debt incurred?  2017-2018  Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  Unliquidated Disputed  Type of NONPRIORITY unsecured claim: Student loans Obligations arising out of a separation agreement or divorce that you did not report as priority claims Debts to pension or profit-sharing plans, and other similar debts indegment for attorneys fees and costs		Yes	Other. Specify payments	by debtor. Checks ret	urned to debtor by RDRMHE
c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt Is the claim subject to offset?  No  When was the debt incurred? 2017-2018  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  Contingent Disputed Disputed Type of NONPRIORITY unsecured claim: Student loans Disputed to as separation agreement or divorce that you did not report as priority claims Debts to pension or profit-sharing plans, and other similar debts  indegment for attorneys fees and costs			Last 4 digits of account number	3985	\$413,000.00
Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim is for a community debt Is the claim subject to offset?  No  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  As of the date you file, the claim is: Check all that apply  Contingent Debtor 2 only Disputed  Type of NONPRIORITY unsecured claim: Student loans Debture of Nonpriority claims Debture of Nonpriority claims Debture of Nonpriority claims Debture of Nonpriority claims Debture of the date you file, the claim is: Check all that apply		c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100	When was the debt incurred?	2017-2018	Andrew William
□ Debtor 2 only □ Debtor 1 and Debtor 2 only □ At least one of the debtors and another □ Check if this claim is for a community debt Is the claim subject to offset? □ No □ Disputed  Type of NONPRIORITY unsecured claim: □ Student loans □ Obligations arising out of a separation agreement or divorce that you did not report as priority claims □ Debts to pension or profit-sharing plans, and other similar debts  judgment for attorneys fees and costs	-	Number Street City State Zip Code	As of the date you file, the claim	is: Check all that apply	
□ Debtor 1 and Debtor 2 only □ At least one of the debtors and another □ Check if this claim is for a community debt Is the claim subject to offset? □ No □ Disputed  Type of NONPRIORITY unsecured claim: □ Student loans □ Obligations arising out of a separation agreement or divorce that you did not report as priority claims □ Debts to pension or profit-sharing plans, and other similar debts  judgment for attorneys fees and costs		Debtor 1 only	☐ Contingent		
□ At least one of the debtors and another □ Check if this claim is for a community debt □ Student loans □ Obligations arising out of a separation agreement or divorce that you did not report as priority claims □ No □ Debts to pension or profit-sharing plans, and other similar debts □ independent for attorneys fees and costs		Debtor 2 only	☐ Unliquidated		
☐ Check if this claim is for a community debt  Is the claim subject to offset?  ■ No  □ Check if this claim is for a community debt □ Obligations arising out of a separation agreement or divorce that you did not report as priority claims □ Debts to pension or profit-sharing plans, and other similar debts  ■ independent for attorneys fees and costs		Debtor 1 and Debtor 2 only			
debt		At least one of the debtors and another	<u></u> "	d claim:	
■ No □ Debts to pension or profit-sharing plans, and other similar debts iudgment for attorneys fees and costs		debt	☐ Obligations arising out of a sepa	ration agreement or divorce t	hat you did not
judgment for attorneys fees and costs		_			
judgment for attorneys fees and costs  □ Yes □ Other. Specify owed to Gables HOA		■ No	· · ·	•	
		Yes	■ Other. Specify owed to Ga	or attorneys fees and ibles HOA	costs

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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Debtor	1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
4.4	Huntington Beach Gables HOA	Last 4 digits of account number	2999	\$9,300.00
	Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131	When was the debt incurred?	2018	
	Number Street City State Zip Code	As of the date you file, the claim	is: Check all that apply	
	Who incurred the debt? Check one.	•	.,,	
	■ Debtor 1 only	☐ Contingent		
	☐ Debtor 2 only	☐ Unliquidated		
	Debtor 1 and Debtor 2 only	☐ Disputed		
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecure	d claim:	
	_	☐ Student loans	<del>-</del>	
	☐ Check if this claim is for a community debt	Obligations arising out of a sepa	ration agreement or divorce	that you did not
	Is the claim subject to offset?	report as priority claims	iration agreement or divorce	mat you did not
	■ No	Debts to pension or profit-sharing	ig plans, and other similar del	ots
	□Yes	■ Other. Specify	ees in Anti-Slapp Mo	tion
4.5	James H. Casello Nonpriority Creditor's Name	Last 4 digits of account number	N/A	Unknown
	Casello & Lincoln 525 N. Cabrillo Park Dr. Ste. 104 Santa Ana, CA 92701	When was the debt incurred?	2019-2021	
	Number Street City State Zip Code	As of the date you file, the claim i	s: Check all that apply	
	Who incurred the debt? Check one.			
	Debtor 1 only	☐ Contingent		
	Debtor 2 only	☐ Unliquidated		
	Debtor 1 and Debtor 2 only	☐ Disputed		
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured	d claim:	
	☐ Check if this claim is for a community	☐ Student loans		
	debt Is the claim subject to offset?	Obligations arising out of a sepa report as priority claims	ration agreement or divorce t	hat you did not
	■ No	Debts to pension or profit-sharin	g plans, and other similar del	ots
	Yes	■ Other. Specify legal service	es	
4.6	Nationwide Reconveyance, LLC Nonpriority Creditor's Name	Last 4 digits of account number	3055	Unknown
	c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300	When was the debt incurred?	2018	
	Laguna Hills, CA 92653 Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you file, the claim i	s: Check all that apply	
	■ Debtor 1 only	☐ Contingent		
	Debtor 2 only	Unliquidated		
	Debtor 1 and Debtor 2 only	Disputed		
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured	d claim:	
	☐ Check if this claim is for a community	☐ Student loans		
	debt	Obligations arising out of a sepa	ration agreement or divorce t	hat you did not
	Is the claim subject to offset?	report as priority claims		
	■ No	Debts to pension or profit-sharing	g plans, and other similar det	ots
	Yes	Other. Specify Randall Nic	ebt owed in connection kel lawsuit	n with

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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Debte	or 1 Jamie Lynn Gallian	c	Case number (if known)	8:21-bk-11710-ES
4.7	Huntington Beach Gables HOA	Last 4 digits of account number	3985	\$5,000.00
	Nonpriority Creditor's Name c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300 Laguna Hills, CA 92653	When was the debt incurred?	2021	
	Number Street City State Zip Code	As of the date you file, the claim is	: Check all that apply	
	Who incurred the debt? Check one.	Пол		
	Debtor 1 only	☐ Contingent		
	Debtor 2 only	Unliquidated		
	☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another	☐ Disputed  Type of NONPRIORITY unsecured	cłaim:	
		☐ Student loans		
	☐ Check if this claim is for a community debt  Is the claim subject to offset?	Obligations arising out of a separa	ation agreement or divorce	that you did not
	■ No	☐ Debts to pension or profit-sharing	plans, and other similar de	bts
	Yes	■ Other. Specify case.	d to misc. debt colle	ection
4.8	Patricia Ryan and Lisa Ryan Nonpriority Creditor's Name	Last 4 digits of account number	N/A	Unknown
	20949 Lassen St. #208 Chatsworth, CA 91311		2018	
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is	: Check all that apply	
	Debtor 1 only	☐ Contingent		
	Debtor 2 only	☐ Unliquidated		
	☐ Debtor 1 and Debtor 2 only	☐ Disputed		
	$\square$ At least one of the debtors and another	Type of NONPRIORITY unsecured	claim:	
	☐ Check if this claim is for a community debt	☐ Student loans		the day of the same
	Is the claim subject to offset?	Obligations arising out of a separa report as priority claims	ation agreement or divorce	that you did not
	No	☐ Debts to pension or profit-sharing	plans, and other similar de	bts
	Yes	Other. Specify Listed sole	y as a precaution. S	sale of 2014 MH on Space 376
4.9	Janine Jasso, Esq. Nonpriority Creditor's Name	Last 4 digits of account number	8287	\$13,229.24
	16025 Warmington Ln. Huntington Beach, CA 92649	When was the debt incurred?	2018	
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is:	: Check all that apply	
	Debtor 1 only	☐ Contingent		
	Debtor 2 only	☐ Unliquidated		
	☐ Debtor 1 and Debtor 2 only	☐ Disputed		
	At least one of the debtors and another	Type of NONPRIORITY unsecured	claim:	
	Check if this claim is for a community	☐ Student loans		Manager and desired
	debt Is the claim subject to offset?	<ul> <li>Obligations arising out of a separa report as priority claims</li> </ul>	ation agreement or divorce	tnat you did not
	■ No	Debts to pension or profit-sharing	plans, and other similar de	bts
	Yes	■ Other Specify Atty fees \$94	00.00 OCSC 30-2018	1-00986785
		Other, Specify	JU.JU JUJU JU-ZU IC	

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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separation agreement or divorce that you	did not
naring plans, and other similar debts	
s precaution	
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Jer OUGG	- CIIMIO
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ured claim:	
separation agreement or divorce that you	did not
aring plans, and other similar debts	
s a precaution for possible cla nd leasehold rights, Sub Cond	ominium Leasehold rig
ton Beach, CA	
0376	Unkno
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ured claim:	
urea cialili.	
eparation agreement or divorce that you o	did not
and a state of the	
s precaution for possible claim	ıs;
ship of ship o	cured claim: separation agreement or divorce that you can be as a precaution for possible claim to leasehold rights, Sub Condet 10542, Lot 1&2, APN 178771-0: gton Beach, CA

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Debtor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-	ES
4.1 United Airlines	t and distribute of account		0092		\$9,600.00
Nonpriority Creditor's Name	Last 4 digits of accou	nt number	0032		\$3,000.00
PO BOX 0675	When was the debt in	curred?	777		
Carol Stream, IL 60132-067  Number Street City State Zip Code	75 As of the date you file	the claim i	e: Check all that apply		
Who incurred the debt? Check one		, the claim	e. Oncor all that apply		
Debtor 1 only	☐ Contingent				
Debtor 2 only	☐ Unliquidated				
Debtor 1 and Debtor 2 only	☐ Disputed				
☐ At least one of the debtors and a		Y unsecured	d claim:		
☐ Check if this claim is for a cor	nmunity				
debt	Obligations arising of		ration agreement or divorce	that you did not	
Is the claim subject to offset?	report as priority claims				
No			g plans, and other similar de	bts	
Yes	Other. Specify Co	bra payn	nents	THE RESIDENCE WHEN THE TAX TO SEE THE TOTAL PROPERTY.	
4.1 Huntington Mobile Home Inve	stments, LLC Last 4 digits of accou	nt number			\$450,000.00
Nonpriority Creditor's Name	Last + digits of accou	iii iiuiiibei			<del>\$430,000.00</del>
16400 Saybrook	When was the debt in	curred?			
Huntington Beach, CA 9264	<u>49</u>				
Number Street City State Zip Code	As of the date you file	, the claim i	s: Check all that apply		
Who incurred the debt? Check one	e.				
Debtor 1 only	☐ Contingent				
Debtor 2 only	☐ Unliquidated				
Debtor 1 and Debtor 2 only	☐ Disputed				
$\square$ At least one of the debtors and a	nother Type of NONPRIORITY	r unsecured	l claim:		
$\square$ Check if this claim is for a $$ con	nmunity				
debt			ration agreement or divorce	that you did not	
Is the claim subject to offset?	report as priority claims		g plans, and other similar de	hte	
■ No	·	•	•		
□ Yes			y as precaution; Poter sident owners.	tiai previous inin C	onversion witho
Part 3: List Others to Be Notified A	bout a Debt That You Aiready List	ed			
5. Use this page only if you have others to the strying to collect from you for a debt you have more than one creditor for any of the notified for any debts in Parts 1 or 2, do not not not not not not not not not no	ou owe to someone else, list the origina ne debts that you listed in Parts 1 or 2, I not fill out or submit this page.  On which entry in Part 1 or Pa	I creditor in ist the addit art 2 did you [	Parts 1 or 2, then list the or ional creditors here. If you	collection agency here, I do not have additional Inity Unsecured Claims	Similarly, if you all persons to be
Irvine, CA 92614	Last 4 digits of account numb	er	N/A		
Name and Address	On which entry in Part 1 or Pa	art 2 did you	list the original creditor?		
Janine Jasso, Esq.	Line 4.3 of (Check one):		Part 1: Creditors with Priorit	•	
16025 Warmington Lane Huntington Beach, CA 92649			Part 2: Creditors with Nonp	riority Unsecured Claims	3
	Last 4 digits of account numb	er	2999		
ame and Address	On which entry in Part 1 or Pa	art 2 did you	list the original creditor?		
untington Mobile Home Investmen		·	Part 1: Creditors with Priorit	y Unsecured Claims	
6400 Saybrook Lane			Part 2: Creditors with Nonpo	iority Unsecured Claims	•
luntington Beach, CA 92649	Last 4 digits of account numb	er			
			1 (d. 1) 1 ( 1 (d. 1) (d. 1) (d. 1) (d. 1) (d. 1) (d. 1) (d. 1) (d. 1) (d. 1) (d. 1)		
Official Form 106 E/F	Schedule E/F: Creditors Who Have	e Unsecure	d Claims		Page 6 of
Software Copyright (c) 1996-2021 Best Case, LLC - ww	ww.bestcase.com				Best Case Bankrupto

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Debtor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
Name and Address	On which entry in Part 1 or Part 2 d	id you list the original creditor?	
Jennifer Paulin	Line 4.3 of (Check one):	Part 1: Creditors with Prior	ity Unsecured Claims
4446 Alderport Dr.		Part 2: Creditors with None	
Huntington Beach, CA 92649	Last 4 digits of account number	,	,
Name and Address	On which entry in Part 1 or Part 2 d	d you list the original creditor?	
Lee Gragnano	Line 4.3 of (Check one):	Part 1: Creditors with Prior	ity Unsecured Claims
16062 Warmington Ave. Huntington Beach, CA 92649		Part 2: Creditors with Nonp	priority Unsecured Claims
nunungton Beach, CA 92049	Last 4 digits of account number	3985	
Name and Address	On which entry in Part 1 or Part 2 di	d you list the original creditor?	
Lindy Beck	Line 4.3 of (Check one):	Part 1: Creditors with Priori	ity Unsecured Claims
4443 Chase Dr.		Part 2: Creditors with None	priority Unsecured Claims
Huntington Beach, CA 92649	Last 4 digits of account number	3985	
Name and Address	On which entry in Part 1 or Part 2 di	d you list the original creditor?	
Lori Burrett	Line 4.3 of (Check one):	Part 1: Creditors with Priori	ity Unsecured Claims
16107 Warmington Lane Huntington Beach, CA 92649		Part 2: Creditors with Nonp	priority Unsecured Claims
nuntington beach, CA 92049	Last 4 digits of account number	3985	
Name and Address	On which entry in Part 1 or Part 2 di	d you list the original creditor?	
Randell Nickel	Line 4.11 of (Check one):	Part 1: Creditors with Priori	ity Unsecured Claims
c/o Mark Mellor, Esq. 6800 Indiana Ave. Ste. 220 Riverside, CA 92506		■ Part 2: Creditors with Nonp	riority Unsecured Claims
(A) 02000	Last 4 digits of account number	3055	
Name and Address	On which entry in Part 1 or Part 2 di	d you list the original creditor?	A 1
Ted Phillips	Line 4.3 of (Check one):	Part 1: Creditors with Priori	ty Unsecured Claims
17162 Sandra Lee Huntington Beach, CA 92649		Part 2: Creditors with Nonp	riority Unsecured Claims
nunungton beach, CA 92049	Last 4 digits of account number	3985	

#### Part 4: Add the Amounts for Each Type of Unsecured Claim

<sup>6.</sup> Total the amounts of certain types of unsecured claims. This information is for statistical reporting purposes only. 28 U.S.C. §159. Add the amounts for each type of unsecured claim.

					Total Claim
Total	6a.	Domestic support obligations	6a.	\$	0.00
claims rom Part 1	6b.	Taxes and certain other debts you owe the government	6b.	\$	32,361.00
	6c.	Claims for death or personal injury while you were intoxicated	6c.	\$	0.00
	6d.	Other. Add all other priority unsecured claims. Write that amount here.	6d.	\$	0.00
	6e.	Total Priority. Add lines 6a through 6d.	6e.	\$	32,361.00
	6f.	Student loans	6f.	•	Total Claim
otal	OI.	Student loans	Oi.	\$	0.00
laims om Part 2	6g.	Obligations arising out of a separation agreement or divorce that you did not report as priority claims	6g.	\$	0.00
	6h.	Debts to pension or profit-sharing plans, and other similar debts	6h.	\$	0.00
	<b>6</b> i.	Other. Add all other nonpriority unsecured claims. Write that amount here.	<b>6</b> i.	\$	900,129.24
	<b>6</b> j.	Total Nonpriority. Add lines 6f through 6i.	<b>6</b> j.	\$	900,129.24

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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### Case 8:21-bk-11710-ES Doc 17 Filed 09/22/21 Entered 09/22/21 09:45:20 Desc Main Document Page 12 of 15

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jamie Lynn Gallian 16222 Monterey Lane #376 Huntington Beach, CA 92649 (714) 321-3449 jamiegallian@gmail.com	FOR COURT USE ONLY
□ Attorney for Debtor	
■ Debtor appearing without an attorney	
	ANKRUPTCY COURT IFORNIASANTA ANA DIVISION
In re: Jamie Lynn Gallian	CASE NO.: 8:21-bk-11710-ES CHAPTER: 7
	VERIFICATION OF MASTER MAILING LIST OF CREDITORS [LBR 1007-1(a)]
Debtor(s).	
Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attormaster mailing list of creditors filed in this bankruptcy case, consistent with the Debtor's schedules and I/we assume all IDate:	consisting of 3 sheet(s) is complete, correct, and
Date:	Signature of Debtor 2 (joint debtor) ) (if applicable)
Date:	Signature of Attorney for Debtor (if applicable)

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

F 1007-1.MAILING.LIST.VERIFICATION

December 2015

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BS Investors Robert P. Warmington Co c/o Gorden May Grant, Genovese & Baratta 2030 Main St. Ste. 1600 Irvine, CA 92614

Houser Brothers Co. dba Rancho Del Rey Mobilehome Est. 17610 Beach Blvd. Ste. 32 Huntington Beach, CA 92647

Huntington Beach Gables HOA c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300 Laguna Hills, CA 92653

Huntington Mobile Home Investments 16400 Saybrook Lane Huntington Beach, CA 92649

Hyundai Capital America PO BOX 269011 Plano, TX 75026

Internal Revenue Service Insolvency PO BOX 7346 Philadelphia, PA 19101-7346

J-Pad, LLC 21742 Anza Avenue Torrance, CA 90503

Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649

Jennifer Paulin 4446 Alderport Dr. Huntington Beach, CA 92649 Case 8:21-bk-11710-ES Doc 17 Filed 09/22/21 Entered 09/22/21 09:45:20 Desc Main Document Page 14 of 15

Lee Gragnano 16062 Warmington Ave. Huntington Beach, CA 92649

Lindy Beck 4443 Chase Dr. Huntington Beach, CA 92649

Lori Burrett 16107 Warmington Lane Huntington Beach, CA 92649

Randell Nickel c/o Mark Mellor, Esq. Ste. 220 6800 Indiana Ave. Riverside, CA 92506

Robert P. Warmington Co. c/o BS Investors 18201 Von Karmen Ste. 450 Irvine, CA 92612

Sandra L. Bradley 18 Meadowwood Coto De Caza, CA 92649

Ted Phillips 17162 Sandra Lee Huntington Beach, CA 92649 Case 8:21-bk-11710-ES Doc 17 Filed 09/22/21 Entered 09/22/21 09:45:20 Desc Main Document Page 15 of 15

#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or advers 5401 Skylab Huntington Beach, CA 92647  A true and correct copy of the foregoing document entitled (specify): S Mailing List, and or Statements will be served or was served (a) on required by LBR 5005-2(d); and (b) in the manner stated below:	summary of Amended Schedules, Master
1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC F. Orders and LBR, the foregoing document will be served by the court via 8-20-2021, I checked the CM/ECF docket for this bankruptcy case or adfollowing persons are on the Electronic Mail Notice List to receive NEF tr	NEF and hyperlink to the document. On versary proceeding and determined that the
Jeffrey I Golden (TR) lwerner@wgllp.com, jig@trustesolutions.ne Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.b D. Edward Hays ehays@marshackhays,com Valerie Smith claims@recoverycorp.com United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov Jamie Lynn Gallian jamiegallian@gmail.com	
page	Service information continued on attached
<ol> <li>SERVED BY UNITED STATES MAIL: On (date), I served the for addresses in this bankruptcy case or adversary proceeding by placing a envelope in the United States mail, first class, postage prepaid, and addition constitutes a declaration that mailing to the judge will be completed no land.</li> </ol>	true and correct copy thereof in a sealed ressed as follows. Listing the judge here
page	Service information continued on attached
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIM for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or control persons and/or entities by personal delivery, overnight mail service, or (fuethod), by facsimile transmission and/or email as follows. Listing the judelivery on, or overnight mail to, the judge will be completed no later than	lling LBR, on (date), I served the following or those who consented in writing to such service udge here constitutes a declaration that personal
page	Service information continued on attached
I declare under penalty of perjury under the laws of the United States of a 9/21/2021 Robert McLelland	America that the foregoing is true and correct.
Date Printed Name	Signature

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 409 of 648

EXHIBIT 32

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IAME I VAIN CAL	fress	FAX Nos.,State	FOR COURT USE ON	LY
JAMIE LYNN GAI 16222 Monterey I Huntington Beac (714) 321-3449 jamiegallian@gm	Lane Spc. 376 h, CA 92649			
Individual app	pearing without attorney Debtor			
	CENTRAL DIS	INITED STATES BA	NKRUPTCY COURT FORNIASANTA ANA	A DIVISION
In re:	Jamie Lynn Gallian	STREET OF CALIF	CASE NO.: 8:21-bk-1	- 27 av v
			MA	Second Amended  Y OF AMENDED SCHEDULES, ASTER MAILING LIST, ND/OR STATEMENTS [LBR 1007-1(c)]
		Debtor(s)		[EBIC 1887-1(C)]
he following schedul Schedule A/B Schedule H	les, master mailing list or si  Schedule C  Schedule I  Your Social Security Numb	Schedule D	that apply) are being am Schedule E/F Schedule J-2  V Statement of Intentions	ended:  ✓ Schedule G  ✓ Statement of Financial Affairs  ☐ Master Mailing List
Statement About	7. 10.000 10.000 40.7000		monuono	
-		ed Cases LBR Fo		2-A Statement of Current Income
✓ Other (specify) we declare under pe	Statement of Relational Expenses		rm 1015-2 ; Form 12	2-A Statement of Current Income
✓ Other (specify) we declare under per tatements are true ar	Statement of Relationand Expenses nalty of perjury under the land correct.		rm 1015-2 ; Form 12	
Other (specify)  we declare under per tatements are true ar	Statement of Relational Expenses	aws of the United Sta	arm 1015-2; Form 12	
✓ Other (specify) we declare under per tatements are true ar	Statement of Relationand Expenses nalty of perjury under the land correct.	Jamie Ly Debter 1/S	arm 1015-2; Form 12	chedules; master mailing list, and or
Other (specify)  We declare under perstatements are true are Date:  NOTE: It is the responsormers of Amendec	Statement of Relational Expenses  nalty of perjury under the indicorrect.  National Contract of the Deptor of the	Jamie Ly Debtor 1/S Debtor 2 (	ates that the amended so in Gallian ignature	chedules; master mailing list, and or
Other (specify)  We declare under pertatements are true are  Date: //	Statement of Relational Expenses  nalty of perjury under the indicorrect.  National Contract of the Deptor of the	Jamie Ly Debtor 1/S Debtor 2 (	ates that the amended so in Gallian ignature	chedules; master mailing list, and or
Other (specify)  We declare under per tatements are true ar  Date:  OTE: It is the responsummary of Amendec	Statement of Relational Expenses  nalty of perjury under the indicorrect.  National Contract of the Deptor of the	Jamie Ly Debtor 1/S Debtor 2 (	ates that the amended so in Gallian ignature	chedules; master mailing list, and or
Other (specify)  We declare under per tatements are true ar  Date:  OTE: It is the responsummary of Amendec	Statement of Relational Expenses  nalty of perjury under the indicorrect.  National Contract of the Deptor of the	Jamie Ly Debtor 1/S Debtor 2 (	ates that the amended so in Gallian ignature	chedules; master mailing list, and or

#### PROOF OF SERVICE OF DOCUMENT

I am over the age	of 18 and not a party to this bankruptcy tington Beach, CA 92647	case or adversary proceeding. My business address is: 5801
Skylab Drive Hur		
Email: bobwonts	viag@yahaa aam	Second Amended
A true and correct	ying@yahoo.com.	d (specify): Summary of Amended Schedules, Master
Manny Carland	or Statements will be served or was 005-2(d); and (b) in the manner stated in	served (a) on the judge in chambers in the form and manner
Orders and LBR, I 10-14-2021, I che	he foregoing document will be served backed the CM/ECF docket for this bankru	LECTRONIC FILING (NEF): Pursuant to controlling General y the court via NEF and hyperlink to the document. On uptcy case or adversary proceeding and determined that the receive NEF transmission at the email addresses stated below:
Mark A Mellor Valerie Smith	(TR) Iwerner@wgllp.com, jig@trus mail@mellorlawfirm.com, mellormr7s :laims@recoverycorp.com istee (SA) ustpregion16.sa.ecf@us	0158@notify.bestcase.com
addresses in this t envelope in the Ur	pankruptcy case or adversary proceeding hited States mail, first class, postage pre	Service information continued on attached  I served the following persons and/or entitles at the last known by by placing a true and correct copy thereof in a sealed begaid, and addressed as follows. Listing the judge here
2. SERVED BY U addresses in this t envelope in the Ur	pankruptcy case or adversary proceeding hited States mail, first class, postage pre	, I served the following persons and/or entities at the last known ig by placing a true and correct copy thereof in a sealed apaid, and addressed as follows. Listing the judge here completed no later than 24 hours after the document is filed.
2. SERVED BY U addresses in this t envelope in the Ur	pankruptcy case or adversary proceeding hited States mail, first class, postage pre	, I served the following persons and/or entities at the last known g by placing a true and correct copy thereof in a sealed spaid, and addressed as follows. Listing the judge here
2. SERVED BY U addresses in this tenvelope in the Ur constitutes a decla  page  3. SERVED BY P for each person or persons and/or en method), by facsin	pankruptcy case or adversary proceeding inted States mail, first class, postage presention that mailing to the judge will be contained to the judge will be	, I served the following persons and/or entities at the last known ig by placing a true and correct copy thereof in a sealed apaid, and addressed as follows. Listing the judge here completed no later than 24 hours after the document is filed.
2. SERVED BY U addresses in this tenvelope in the Ur constitutes a decla  page 3. SERVED BY P for each person or persons and/or en method), by facsin delivery on, or ove	pankruptcy case or adversary proceeding inted States mail, first class, postage presention that mailing to the judge will be contained to the judge will be	I served the following persons and/or entities at the last known g by placing a true and correct copy thereof in a sealed spaid, and addressed as follows. Listing the judge here ompleted no later than 24 hours after the document is filed.  Service information continued on attached  MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method of and/or controlling LBR, on (date), I served the following ill service, or (for those who consented in writing to such service see Listing the judge here constitutes a declaration that personal
2. SERVED BY U addresses in this tenvelope in the Ur constitutes a declar page 3. SERVED BY P for each person or persons and/or en method), by facsin delivery on, or ove	pankruptcy case or adversary proceedinated States mail, first class, postage preparation that mailing to the judge will be contained that mailing to the judge will be contained to the judge will be contained to the judge will be completed. The process of the judge will be completed to the judge will be completed.	I served the following persons and/or entities at the last known g by placing a true and correct copy thereof in a sealed apaid, and addressed as follows. Listing the judge here completed no later than 24 hours after the document is filed.  Service information continued on attached  MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method of and/or controlling LBR, on (date), I served the following till service, or (for those who consented in writing to such service so Listing the judge here constitutes a declaration that personal and no later than 24 hours after the document is filed.
2. SERVED BY U addresses in this tenvelope in the Ur constitutes a declar  page 3. SERVED BY P for each person or persons and/or en method), by facsin delivery on, or ove	pankruptcy case or adversary proceedinated States mail, first class, postage preparation that mailing to the judge will be contained that mailing to the judge will be contained to the judge will be contained to the judge will be completed. The process of the judge will be completed to the judge will be completed.	I served the following persons and/or entities at the last known g by placing a true and correct copy thereof in a sealed apaid, and addressed as follows. Listing the judge here completed no later than 24 hours after the document is filed.  Service information continued on attached  MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method of and/or controlling LBR, on (date), I served the following till service, or (for those who consented in writing to such service so. Listing the judge here constitutes a declaration that personal and no later than 24 hours after the document is filed.

EXHIBIT 32, PAGE 634

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

# Case 8:21-bk-11710-ES Doc 22 Filed 10/14/21 Entered 10/14/21 17:12:48 Desc Main Document Page 3 of 31

DESCRIPTION OF STREET	tion to identify	y your case and th	nis filing:			
Debtor 1	Jamie Lynn					
Debtor 2	First Name	Middle	Name	Last Name		
	First Name	Middle	Name	Last Name		
United States Bankr	uptcy Court for	the: CENTRAL	DISTRICT OF	CALIFORNIA		
Case number	8:21-bk-1	1710-ES				☐ Check if this is an
						amended filing
Official Forn	n 106A/E	3				
Schedule						12/15
nink it fits best. Be as	s complete and pace is needed,	accurate as possible	e. If two marries	nce. If an asset fits in more than on d people are filing together, both are n. On the top of any additional page	anually reenengible for	eunnlying correct
Part 1: Describe Eac	ch Residence, B	uilding, Land, or Ot	her Real Estate	You Own or Have an Interest in		
. Do you own or have	a any legal or ec	quitable interest in a	ny residence, b	uilding, land, or similar property?		
□ No. Go to Part 2.				The state of the s		
Yes. Where is the	e property?					
APN 178-011 Lot 376	1-16, Tract 1	0542, Unit 4,				
t.t	T. Wast		What is the	property? Check all that apply		
16222 Monte Street address, if av			Single Single	-family home		claims or exemptions. Put
Suedi address, ii av	allable, or other des	copuon		x or multi-unit building		red claims on Schedule D: aims Secured by Property.
			Condo	ominium or cooperative		
2274024-0		-2-5-A-11	- T	factured or mobile home	Current value of the	Current value of the
Huntington E		92649-0000	□ Land		entire property?	portion you own?
City	Statu	ZIP Code	☐ Invest	ment property hare	\$275,000.00	\$275,000.00
			☐ Other		(such as fee simple, to	your ownership interest mancy by the entireties, or
			the same of the sa	interest in the property? Check one of only	a life estate), if known Fee simple	A Control of the Control
Orange				r 2 only	i de simple	
County				r 1 and Debtor 2 only	- Chack if this is as	mmunity property
				st one of the debtors and another	(see instructions)	
				ation you wish to add about this ite number: APN 891.569.62	m, such as local property	
				stration through HCD; LBM	1081 to Debtor.	
			-	Married Spire seconds	42223,7336311	
2. Add the dollar v	ralue of the po	ortion you own for	r all of your e	ntries from Part 1. including any	entries for	Satisfical d
2. Add the dollar v	value of the po	ortion you own for Part 1. Write that	r all of your er number here.	ntries from Part 1, including any	entries for	\$275,000.00
Add the dollar v pages you have  Part 2: Describe You	ralue of the po	ortion you own for Part 1. Write that	r all of your er number here.	ntries from Part 1, including any	v entries for=>	\$275,000.00

# Case 8:21-bk-11710-ES Doc 22 Filed 10/14/21 Entered 10/14/21 17:12:48 Desc Main Document Page 4 of 31

Care vone	amie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
Cars, valis	trucks, tractors, sport utility	vehicles, motorcycles		
□ No				
■ Yes				
3.1 Make:	Kia		Do not deduct securer	I claims or exemptions. Put
Model:	Sportage	Who has an interest in the property? Check one	the amount of any sec	ured claims on Schedule D:
Year:	2020	Debtor 1 only	Greditors Who Have C	laims Secured by Property.
	nate mileage:	Debtor 2 only Debtor 1 and Debtor 2 only	Current value of the entire property?	Current value of the portion you own?
	formation:	At least one of the debtors and another	entitle property?	portion you own?
	on: 16222 Monterey Ln Huntington Beach CA E)	Check if this is community property (see instructions)	\$0.00	\$0.00
No Yes  Add the do	ollar value of the portion you o have attached for Part 2. Writ	own for all of your entries from Part 2, including e that number here	any entries for	\$0.00
art 3: Descri	be Your Personal and Household	Items		
Example hairs, dresse No	rs, coffee table, end table, Stool Location: 162	Refrigerator, living furniture, linens, china, kitchenws, dining table, hutch, side table, curio cabinet, wai 22 Monterey Ln #376, Huntington Beach C	Il unit, desk.	Do not deduct secured claims or exemptions. \$3,500.00
Yes. Des	Waterford cry	stal set red & white wine glasses		\$1,000.00
Electronics Examples:  Yes. Des	Televisions and radios; audio, vincluding cell phones, cameras, cribe  Wall television Location; 162	deo, stereo, and digital equipment; computers, prir media players, games n, computer, printer, and peripherals 22 Monterey Ln #376, Huntington Beach (	CA 92649	stions; electronic devices
Electronics Examples:  Yes. Des No  Collectibles Examples:	Televisions and radios; audio, vincluding cell phones, cameras, cribe  Wall televisio Location; 162 s of value Antiques and figurines; paintingsother collections, memorabilia, of	deo, stereo, and digital equipment; computers, prir media players, games on, computer, printer, and peripherals 122 Monterey Ln #376, Huntington Beach ( s, prints, or other artwork; books, pictures, or other	CA 92649	stions; electronic devices
Electronics Examples:  Yes. Des No  Collectibles Examples:	Televisions and radios; audio, vincluding cell phones, cameras, cribe  Wall television Location; 162 s of value Antiques and figurines; painting other collections, memorabilia, cribe  Lladro figurine	deo, stereo, and digital equipment; computers, prir media players, games on, computer, printer, and peripherals 122 Monterey Ln #376, Huntington Beach ( s, prints, or other artwork; books, pictures, or other	CA 92649 art objects; stamp, coin, or I	stions; electronic devices
Electronics Examples: Yes. Des No  Collectibles Examples: Yes. Des No.  Equipment Examples: No	Televisions and radios; audio, vincluding cell phones, cameras, cribe  Wall television Location; 162 s of value Antiques and figurines; paintings other collections, memorabilia, circibe  Lladro figurin Location: 162 for sports and hobbies Sports, photographic, exercise, imusical instruments	deo, stereo, and digital equipment; computers, prir media players, games in, computer, printer, and peripherals 122 Monterey Ln #376, Huntington Beach ( s, prints, or other artwork; books, pictures, or other collectibles ie boy dog collection (20)	CA 92649 art objects; stamp, coin, or I CA 92649	\$1,500.00 paseball card collections;
Electronics Examples:  Yes. Des No  Collectibles Examples: No.  Yes. Des No.  Equipment Examples: No Yes. Des No Firearms Examples.	Televisions and radios; audio, vincluding cell phones, cameras, cribe  Wall television Location; 162 s of value Antiques and figurines; paintings other collections, memorabilia, circibe  Lladro figurin Location: 162 for sports and hobbies Sports, photographic, exercise, imusical instruments scribe	deo, stereo, and digital equipment; computers, primedia players, games  on, computer, printer, and peripherals 222 Monterey Ln #376, Huntington Beach ( s, prints, or other artwork; books, pictures, or other collectibles  de boy dog collection (20) 222 Monterey Ln #376, Huntington Beach ( and other hobby equipment; bicycles, pool tables, (	CA 92649 art objects; stamp, coin, or I CA 92649	\$1,500.00 paseball card collections;
Electronics Examples:  Yes. Des No  Collectibles Examples:  Yes. Des No.  Equipment Examples:  No Yes. De	Televisions and radios; audio, vincluding cell phones, cameras, cribe  Wall television Location; 162 s of value Antiques and figurines; paintings other collections, memorabilia, circibe  Lladro figurin Location: 162 for sports and hobbies Sports, photographic, exercise, imusical instruments scribe	deo, stereo, and digital equipment; computers, primedia players, games  on, computer, printer, and peripherals 222 Monterey Ln #376, Huntington Beach ( s, prints, or other artwork; books, pictures, or other collectibles  de boy dog collection (20) 222 Monterey Ln #376, Huntington Beach ( and other hobby equipment; bicycles, pool tables, (	CA 92649 art objects; stamp, coin, or I CA 92649	\$1,500.00 paseball card collections;
Electronics Examples:  Yes. Des No  Collectibles Examples: No.  Yes. Des No.  Equipment Examples: No Yes. Des No Firearms Examples.	Televisions and radios; audio, vincluding cell phones, cameras, cribe  Wall television Location; 162 s of value Antiques and figurines; painting other collections, memorabilia, cribe  Lladro figurin Location: 162 for sports and hobbies Sports, photographic, exercise, musical instruments  Pistols, rifles, shotguns, ammuscribe	deo, stereo, and digital equipment; computers, primedia players, games  on, computer, printer, and peripherals 222 Monterey Ln #376, Huntington Beach ( s, prints, or other artwork; books, pictures, or other collectibles  de boy dog collection (20) 222 Monterey Ln #376, Huntington Beach ( and other hobby equipment; bicycles, pool tables, (	CA 92649 art objects; stamp, coin, or I CA 92649	\$1,500.00 paseball card collections;

Debtor 1 Jamie Lyn	ın Gallian		Case number (if known)	8:21-bk-11710-ES
Clothes     Examples: Everyday     No	clothes, furs, leather coats, design	gner wear, shoes, accessories		
Yes. Describe	Mice clathing winter in	akata murana blavesa s	pants, dresses, uniforms,	
	shoes, boots, tennis sh	oes, sandals, heels, wor	k shoes	
	Location: 16222 Monter	ey Ln #376, Huntington E	Beach CA 92649	\$1,000.00
2. Jewelry				
	iewelry, costume iewelry, engage	ment rings, wedding rings, he	irloom jewelry, watches, gems, go	ald silver
Yes. Describe				ild, Silver
□ No	Movado wrist watch (20 yr bracelets and earrings.	s old.), costume jeweiry	, misc non-gold chains,	\$1,000.00
3. Non-farm animals	Location: 16222 Monterey	Ln #376, Huntington Bea	ach CA 92649	
Examples: Dogs, cats	s, birds, horses			
Yes. Describe	5-year old Wired Terrier D	og		
□ No	Location: 16222 Monterey	Ln #376, Huntington Bea	ach CA 92649	\$25.00
. Any other personal a	and household items you did n	ot already list, including any	health aids you did not list	1
■ No				
Yes. Give specific i	information			
5. Add the dollar valu	e of all of your entries from Pa	rt 3, including any entries fo	r pages you have attached	\$9,975.00
for Part 3. Write tha	at number here			\$5.575.00
at internal man	7774 PACLES		1	
art 4: Describe Your Fina	ancial Assets y legal or equitable interest in a	mi ef the fellowing		
o you own or mave any	y regar or equitable interest in a	iny of the following?		Current value of the portion you own?
				Do not deduct secured claims or exemptions.
■ No	u have in your wallet, in your hon		on hand when you file your petitio	n
Deposits of money				
Examples: Checking,	savings, or other financial accou	ints; certificates of deposit; sh	ares in credit unions, brokerage h	ouses, and other similar
□ No	s. If you have multiple accounts v		ach.	
■ Yes17	1 EDD Debit Card	Institution name: Bank of America		\$3,793.00
17		gs Alliant Credit Union	Could Polint Funds	\$1,407.00
17.			Covid Relief Funds	\$ 2,600.00
IL Tradition from the	TITETITY OF THE	Amant Credit Offich	Covid Relief Fullus	
Examples: Bond funds	s, or publicly traded stocks s, investment accounts with broke	erana firma, money market an	counte	
No	Institution or issuer na		counts	
☐ Yes.	The state of the state of the	antid.		
Non-publicly traded	stock and interests in incorpor	ated and unincorporated bu	isinesses, including an interest	in an LLC, partnership, and
Joint venture			Percentage of	
□ No			Ownership	
Yes Give speci Name of entity:	ific information about them			
J-Sandcastle Co., Li	LC - Entity is debtor's single approximate amount of \$ 2	e member LLC. 25,000.00, dated 11/16/20	118,	
	a bank account \$16,000, he	olding funds from tender	ed.	
Lot 376, Tract 10542	2,Unit 4, rent checks payabl	e to RDRMHE: Ground S	pace #376	
for 2014 Skyline ma	nufactured home, LBM1081	. RDRMHE refused to		
park rules forbid bo	Space Agreement with Ap	plicant. According to RI	DRMHE, 100 %	< \$209,000.00 >
However, RDRMHE	allows registration held in t	he name of a Trust.		~ \$209,000.00 >
ficial Form 106A/B	A STATE OF THE PARTY OF THE PAR	Schedule A/B: Property		page
ftware Copyright (c) 1996-2021 E	Best Case, LLC - www.bestcase.com			Best Case Bankrupt

Debtor 1	Jamie Lynn	Gallian		Case number (if know	8:21-bk-11710-ES
Debtor has Holder of (\$175,000	s inte UCC-1, perfe & \$88,000.00	ected 1/14/2019, secured D Less note \$225.000.00	C. holds COT perfected with HCD. Note receivable \$225,000.00. = \$38,000.00. Promissory Note	70 %	
Negotial	ble instruments	s include personal checks, ca	otiable and non-negotiable instrumer ishiers' checks, promissory notes, and n ransfer to someone by signing or deliver	oney orders.	
No Yes. G	live specific inf	ormation about them Issuer name;			
	ent or pension es: Interests in		403(b), thrift savings accounts, or other	pension or profit-shari	ng plans
	ist each accour	nt separately. Type of account:	Institution name:		
		401k	Fidelity 401k		\$7,400.00
Your sha Example No	are of all unuse	prepayments ad deposits you have made s s with landlords, prepaid rent	o that you may continue service or use public utilities (electric, gas, water), tele	rom a company communications com	panies, or others
		or a periodic payment of mor	ney to you, either for life or for a number	of years)	
■ No □ Yes		suer name and description.	, , , , , , , , , , , , , , , , , , , ,		
Interests 26 U.S.C.	in an educati . §§ 530(b)(1),	on IRA, in an account in a 529A(b), and 529(b)(1).	qualified ABLE program, or under a q	ualified state tuition	program.
☐ Yes			on. Separately file the records of any inte		
■ No		iture interests in property ( formation about them	other than anything listed in line 1), a	nd rights or powers	exercisable for your benefit
Example	copyrights, tr	rademarks, trade secrets, a nain names, websites, proce	nd other Intellectual property eds from royalties and licensing agreem	ents	
	Give specific in	formation about them			
Example  ■ No	es: Building per		les perative association holdings, liquor lice	nses, professional lice	anses
		formation about them			w.co.co.co.co.co.co.co.co.co.co.co.co.co.
oney or pr	operty owed	to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
■ No	nds owed to y		ng whether you already filed the returns	and the tax years	
2004					-
<ol> <li>Family se Example</li> <li>No</li> </ol>	upport es: Past due or	lump sum alimony, spousal	support, child support, maintenance, div	orce settlement, prope	erty settlement
fficial Form			Schedule A/B: Property		page 4
itware Copyrigh	nt (c) 1996-2021 Be	st Case. LLC - www.bestcase.com			Best Case Bankrupto

# Case 8:21-bk-11710-ES Doc 22 Filed 10/14/21 Entered 10/14/21 17:12:48 Desc Main Document Page 7 of 31

Debtor 1	Jamie Lynn	Gallian		Case number (if know	n) 8:21	-bk-11710-ES
☐ Yes.	Give specific inf	formation				
0. Other a Examp	amounts someo bles: Unpaid wag benefits; un	ges, disability in	surance payments, disability benefi made to someone else	ts, sick pay, vacation pay, workers' com	pensation, S	ocial Security
☐ Yes.	Give specific in	formation				
Examp	ts in insurance bles: Health, disc	policies ability, or life ins	surance; health savings account (HS	SA); credit, homeowner's, or renter's insu	rance	
■ No □ Yes.	Name the insura	ance company	of each policy and list its value.			
		Compan		Beneficiary:		rrender or refund lue:
2. Any int	terest in proper	ty that is due	you from someone who has died	ance policy, or are currently entitled to re	8.40 0000	
died.	Pro	bate Estate (	Charles James Bradley Jr. DO	D 6-18-2000.Case No.30-2017-009 debtor. Will placed in paper shred	15711.	unknown
□ No	Adr	ministrator S	andra Bradley, decedent's wid David Bradley and Diane Goet	dow. Witnessed first hand by dece	edent's	
3. Claims	against third p	arties, whether	r or not you have filed a lawsuit o	or made a demand for payment	est.	\$ 100,000.00
Yos.		laim Pote	ntial claim for wrongful terminati	on claim against employer, United Alr	lines under	Railroad Labor Act.
□ No			and the second of Taranta and the second of the second	Flight Attendants-MEC for failure to a		
4. Other o	contingent and	unliquidated o	laims of every nature, including o	counterclaims of the debtor and rights	to set off	laims
Yes.	Describe each	claim				
		Personal i	njury claim against Huntingto	n Beach Gables	1	
	34.1	Homeown	r's Association and Jesus Ja 18; Case No.: 30-2020-01153	isso Jr.;	est.	\$75,000.00
	34.2	violation(s trespassin pursue friv	of MRL §798, et seq multiple g, unlawful entry, forcible det	dba Rancho Del Rey MHE for acts of retailiation, discrimination ainer, wrongful eviction, failure to ble Detainer Action filed 1/2/19. ag Potential Attorney fee award	timely jainst	\$ 75,,000.00
	34.3	Possible r Leasehold	ights to reversionary interest , Tract 10542, Lot 1 & 2, and 9	in unexpired 80 yr Ground Subcondominium Leasehold Unit	53.	unknown
	34.4	injury su	Victim Restitution Order in stained from PC §242, 8/ Case No. 19WM09951, June		Jr,;	249.411.41
					est.	\$ 73,000.00
5. Any fin	ancial assets y	ou did not alre	eady list			
Yes. 0	Give specific info	ormation	possible COVID-19 rent relief (applied for, but not yet appre	from State of California oved). Not property of the estate.	est.	\$ 27,000.00
6. Add the for Pa	e dollar value o	f all of your en number here	tries from Part 4, including any e	ntries for pages you have attached		\$ 350,000.00
art 5: Des	scribe Any Busine	ess-Related Proj	perty You Own or Have an Interest In.	List any real estate in Part 1.		
4 - 7 Pore	wn or have any l	CASH DIST	interest in any business-related prop			
☐ Yes. G						
fficial Form	106A/B		Schedule A/B: Pro	perty		page 5
oftware Copyrig	ght (c) 1996-2021 Be	st Case, LLC - www.	bestcase.com			Besi Case Bankruptcy

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 417 of 648

#### 

Debtor 1 Jamie Lynn Gallian	Case number (if known)	8:21-bk-11710-ES
Part 6: Describe Any Farm- and Commercial Fishing-Related Property You Own or Infrared from the Part 1.	lave an Interest in.	
46. Do you own or have any legal or equitable interest in any farm- or comm	nercial fishing-related property?	
No. Go to Part 7		
Yes. Go to line 47.		
Part 7: Describe All Property You Own or Have an Interest in That You Did Not	List Above	
<ul> <li>53. Do you have other property of any kind you did not already list?  Examples: Season tickets, country club membership  No  Yes. Give specific information</li></ul>	er here	\$0.00
55. Part 1: Total real estate, line 2		\$275,000.00
56. Part 2: Total vehicles, line 5	\$ 0.00	
57. Part 3: Total personal and household items, line 15	\$ 9,975.00	
58. Part 4: Total financial assets, line 36 \$3	350,000.00	
59. Part 5: Total business-related property, line 45	\$0.00	
60. Part 6: Total farm- and fishing-related property, line 52	\$0.00	
61. Part 7: Total other property not listed, line 54	\$0.00	
62. Total personal property. Add lines 56 through 61 \$ 35	59,975.00 Copy personal property to	otal \$359,975.00
63. Total of all property on Schedule A/B. Add line 55 + line 62		\$ 634,975.00

Official Form 106A/B

Schedule A/B: Property

page 6

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De	btor 1	Jamie Lynn Gallia	an				
	0101 1	First Name	Middle N	Vame	1	Last Name	
	btor 2 pase if, filing)	First Name	Middle M	Jama		Last Name	
		kruptcy Court for the:				DRNIA-SANTA ANA DIVISION	
Cas	se number 8	:21-bk-11710-ES					
if kr	nown)						■ Check if this is an
			_				amended filing
Of	ficial For	m 106C					
30	chedule	C: The Pro	perty	You Cl	aim	as Exempt	4/1
	- N - Y - I N						
ne p	property you lis	ted on Schedule A/B: Pi I attach to this page as n	roperty (Offic	ial Form 106A/	3) as vo	our source, list the property that you	or supplying correct information. Usin u claim as exempt. If more space is y additional pages, write your name a
	- 10,7-100 - 1-10 Atr (C1)		evemnt you	must specify i	ho am	ount of the avametica very status	One way of doing so is to state a
pe	cific dollar am	ount as exempt. Altern	natively, you	may claim the	full fa	ir market value of the property by	ning avampted up to the amount of
ny	applicable sta	atutory limit. Some exe	emptions—si	uch as those fe	or heal	th aids, rights to receive certain aption of 100% of fair market val	hanofite and tay-evennet retiremen
xer	mption to a pa	rticular dollar amount statutory amount.	and the valu	e of the prope	rty is c	determined to exceed that amour	nt, your exemption would be limited
ar	t 1: Identify	the Property You Clai	im as Exemp	ot			
		the Property You Clai			en if vo	our spause is filing with you	
	Which set of	exemptions are you cla	aiming? Che	ck one only, ev		our spouse is filing with you.	
lo.	Which set of You are cla	exemptions are you cla iming state and federal r	aiming? Che	ck one only, ev		The state of the s	
10	Which set of  ■ You are cla  □ You are cla	exemptions are you cla iming state and federal r iming federal exemption	aiming? Che nonbankruptons. 11 U.S.C	eck one only, ev cy exemptions. . § 522(b)(2)	11 U,S	S.C. § 522(b)(3)	
2.	Which set of You are cla You are cla You are cla For any prope	exemptions are you cla iming state and federal r iming federal exemption erty you list on Schedu	aiming? Che nonbankruptons. 11 U.S.C ule A/B that y	ck one only, every exemptions.  § 522(b)(2)  you claim as ex	11 U.S	S.C. § 522(b)(3)	
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2.	Which set of You are cla You are cla For any proportion	exemptions are you cla iming state and federal r iming federal exemption arty you list on Schedu on of the property and line	nonbankrupte nonbankrupte ns. 11 U.S.C ule A/B that y on Curr port Copy	eck one only, every exemptions.  § 522(b)(2)  you claim as exemptions as exemptions.	11 U.S kempt,	S.C. § 522(b)(3)	Specific laws that allow exemption
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2.2	Which set of You are cla You are cla For any proper Brief description Schedule A/B to 16222 Month Huntington County APN: 891-56 Custom Villa Decal No. LI ACTV71039 Number AC Line from Sche Misc. house furnishings Location: 16	exemptions are you classiming state and federal reiming federal exemption erty you list on Schedu on of the property and line hat lists this property erey Ln. Spc 376 Beach, CA 92649 On 69-62; 2014 Skyline a Manufactured Hom BM1081. Serial Num 4GB 56'x15'2"; Seria TV710394GA 60'x15' edule A/B: 1.1	alming? Che nonbankrupte ns. 11 U.S.C ule A/B that y con Curre port Copy Sche rrange ne. nber ul 2".	cck one only, every exemptions. § 522(b)(2)  You claim as exemption you own ion you own the value from adule A/B  \$235,000.00	11 U.S. exempt, Am. Che	fill in the information below.  ount of the exemption you claim  sick only one box for each exemption.  \$600,000.00  100% of fair market value, up to any applicable statutory limit  \$3,500.00	C.C.P. § 704.730
	Which set of You are cla You are cla For any proper Schedule A/B to 16222 Month Huntington County APN: 891-56 Custom Villa Decal No. Lt Line from Schedule ACTV71039 Number AC Line from Schedule Space 376, I Space 376, I	exemptions are you classiming state and federal reiming federal exemptions arry you list on Schedum of the property and line that lists this property are lists this property are lists this property are lists this property are lists this property are lists this property are lists this property are lists this property are lists this property are lists this property are lists this property are lists this property are lists this property and lists this property are lists this lists this property are lists this property are lists this lis	alming? Che nonbankrupte ns. 11 U.S.C ule A/B that y con Curre port Copy Sche rrange ne. nber ul 2".	cck one only, every exemptions. § 522(b)(2)  You claim as exemption you own ion you own the value from adule A/B  \$235,000.00	11 U.S. exempt, Am. Che	fill in the information below. ount of the exemption you claim tick only one box for each exemption. \$600,000.00  100% of fair market value, up to any applicable statutory limit  \$3,500.00	C.C.P. § 704.730
1	Which set of You are cla You are cla For any prope Brief description Schedule A/B to  16222 Monte Huntington County APN: 891-56 Custom Villa Decal No. LI ACTV71039 Number AC' Line from Sche Misc. house furnishings Location: 16 Space 376, 1 92649 Line from Sche	exemptions are you claiming state and federal riming federal exemption erty you list on Schedu on of the property and line that lists this property and line that lists this property and line and lists this property and line and lists this property and line and lists this property and line and lists this property and line and lists this property and line and lists this property and line and lists this property and line and lists this property and line and lists this property and line and lists this property and lists this property and lists this lists this property and lists this lists this property and lists this lists this property and lists this lists this lists this lists this lists this lists this lists this lists this lists this lists this lists this property and lists this lists this property and line and li	aiming? Che nonbankrupto ns. 11 U.S.C ule A/B that y e on Curr port Copy Sche rrange ne. nber ul '2".	cck one only, every exemptions. § 522(b)(2)  You claim as exemption you own ion you own the value from adule A/B  \$235,000.00	11 U.S. exempt, Am. Che	fill in the information below. ount of the exemption you claim tick only one box for each exemption. \$600,000.00  100% of fair market value, up to any applicable statutory limit  \$3,500.00	C.C.P. § 704.730

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 1 of 3 Best Case Bankruptcy

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or 1 Jamie Lynn Gallian	water was been	-	Case number (if known)	8:21-bk-11710-ES
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own		ount of the exemption you claim	Specific laws that allow exemption
	Copy the value from Schedule A/B	Che	ck only one box for each exemption.	
Wall television, computer, printer and peripherals	\$500.00		\$500.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 7.1			100% of fair market value, up to any applicable statutory limit	
Ladro figurine collection (20)	\$1,900.00		\$1,900.00	C.C.P. § 704.040
Line from Schedule A/B: 8.1			100% of fair market value, up to any applicable statutory limit	
Misc. clothing	\$1,000.00		\$1,000.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 32649 Line from Schedule A/B: 11.1			100% of fair market value, up to any applicable statutory limit	
Movado wrist watch (20 yrs. old);	\$1,000.00		\$1,000.00	C.C.P. § 704.040
costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 12.1			100% of fair market value, up to any applicable statutory limit	
5-year old Wired Terrier Dog Line from Schedule A/B: 13.1	\$25.00		\$25.00	C.C.P. § 704.020
Ellie Holli Schedule A.B. 13.1			100% of fair market value, up to any applicable statutory limit	
EDD Debit account: Bank of America	\$3,793.00		\$3,793.00	C.C.P. § 704.225
Line from Schedule A.B. 11.1			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$1,407.00		\$1,407.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.2			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$381.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$2,219.00	C.C.P. § 704.225
the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
IRA: Fidelity	\$7,400.00		\$7,400.00	C.C.P. § 704.115(a)(1) & (2) (b)
Line from Schedule A/B: 21.1			100% of fair market value, up to any applicable statutory limit	(M)

Official Form 106C

Schedule C: The Property You Claim as Exempt

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page 2 of 3 Best Case Bankruptcy

Del	blor 1	Jan	nie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES
			iption of the property and line on VB that lists this property	Current value of the portion you own	Amo	ount of the exemption you claim	Specific laws that allow exemption
				Copy the value from Schedule A/B	Che	ck only one box for each exemption.	
		: Fide	elity Schedule A/B: 21.1	\$7,400.00		\$7,400.00	11 U.S.C. § 522(b)(3)(C)
	Line	Hom	Scriedule AVD. 21. I			100% of fair market value, up to any applicable statutory limit	
			I Injury claim against on Beach Gables HOA;	Unknown		\$195,000.00	C.C.P. § 704.140
	Jes 30-	us Ja 2020- nages	on beach sales no. sso, Jr. Case No. 01153679. Estimated \$ \$195,000. Schedule A/B: 34.4			100% of fair market value, up to any applicable statutory limit	
	aga		I Victim Restitution Order Jesus Jasso, Jr. OCDA	Unknown	B	\$70,000.00	C.C.P. §704.140
	27.7	1201020	ed damages \$70,000.			100% of fair market value, up to any applicable statutory limit	
	Line	e from	Schedule A/B: 35.2				
3.	(Sul	bject to	claiming a homestead exemption adjustment on 4/01/22 and even	n of more than \$170,35 y 3 years after that for c	io? ases fi	iled on or after the date of adjustme	nt.)
		No					
		Yes.	Did you acquire the property cover	ered by the exemption w	ithin 1	,215 days before you filed this case	?
			No.				
		-	Yes				

Official Form 106C

Schedule C: The Property You Claim as Exempt

Best Case Bankruptcy

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Fill in this information to identify you	ir case:			
Debtor 1 Jamie Lynn Gal	llian			
First Name	Middle Name Last Name			
Debtor 2 (Spouse if, filing) First Name	Middle Name Last Name			
United States Bankruptcy Court for the	: CENTRAL DISTRICT OF CALIFORNIA			
8:21-bk-11710				
Case number 0:21-DK-11/10	-E3		Mr Chaok	if this is an
( Glown)				led filing
			amono	iod ming
Official Form 106D				
	Who Have Claims Secured	by Propert	v	12/15
le as complete and accurate as possible. s needed, copy the Additional Page, fill it number (if known).	If two married people are filling together, both are equ out, number the entries, and attach it to this form. On	ally responsible for su the top of any addition	ipplying correct information nal pages, write your nat	me and case
Do any creditors have claims secured b	y your property?			
☐ No. Check this box and submit t	this form to the court with your other schedules. You	have nothing else t	o report on this form.	
Yes. Fill in all of the information	below.			
Part 1: List All Secured Claims				
	more than one secured claim, list the creditor separately	Column A	Calumn B	Column C
	s a particular claim, list the other creditors in Part 2. As	Amount of claim Do not deduct the value of collateral	Value of collateral that supports this claim	Unsecured portion If any
2.1 Houser Bros. Co.	Describe the property that secures the claim:	\$0.00	\$275,000.00	
				\$0.00
Creditor's Name DBA Rancho Del Rey Estates	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor			\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln.	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor			\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach,	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that			\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln.	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor			\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach,	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that apply.			\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach, CA 92649	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that apply.  Contingent Unliquidated Disputed			\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach, CA 92649	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that apply.  Contingent Unliquidated Disputed Nature of lien. Check all that apply.			\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach, CA 92649  Number, Sireet, City, State & Zip Code  Who owes the debt? Check one.	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that apply.  Contingent Unliquidated Disputed Nature of lien. Check all that apply An agreement you made (such as mortgage or sect	ured		\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach, CA 92649  Number, Street, City, State & Zip Code  Who owes the debt? Check one.  Debtor 1 only Debtor 2 only	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that apply.  Contingent Unliquidated Disputed Nature of lien. Check all that apply An agreement you made (such as mortgage or sect car loan)	red		\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach, CA 92649  Number, Street, City, State & Zip Code  Who owes the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that apply.  Contingent Unliquidated Disputed Nature of lien. Check all that apply An agreement you made (such as mortgage or sect car loan)  Statutory lien (such as tax lien, mechanic's lien)	red		\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach, CA 92649  Number, Street, City, State & Zip Code  Who owes the debt? Check one.	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that apply.  Contingent Unliquidated Disputed Nature of lien. Check all that apply An agreement you made (such as mortgage or sect car loan)	ired		\$0.00
DBA Rancho Del Rey Estates 16222 Monterey Ln. Huntington Beach, CA 92649  Number, Street, City, State & Zip Code  Who owes the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	Beach, CA 92649 Orange County, LBM1081 HCD Title held by Debtor  As of the date you file, the claim is: Check all that apply.  Contingent Unliquidated Disputed Nature of lien. Check all that apply An agreement you made (such as mortgage or sect car loan)  Statutory lien (such as tax lien, mechanic's lien) Judgment lien from a lawsuit		t 10542, Unit 4 loca	

Official Form 106D

Schedule D: Creditors Who Have Claims Secured by Property

page 1 of 4 7

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Last 4 digits of account number escribe the property that secures the 20 Kia Sportage ocation: 16222 Monterey Ln #untington Beach CA 92649 EASE) of the date you file, the claim is: Cheply.  Contingent Unitiquidated Disputed ature of Ilen. Check all that apply.  An agreement you made (such as mor car loan)	ngton nty btor  ck all that  rigage or secure (nic's lien).  CC-1 Cell UC  claim: #376, eck all treat	rtificate of Title Leg C-1 perfected 1/14 \$4,186.00	\$275,000.00 gal Owner recorded v /2019 \$0.00	\$ 00.00 with HCD. \$4,186.00
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car loan)  Statutory lien (such as tax lien, mechan Judgment lien from a lawsuit Other (including a right to offset)  Last 4 digits of account number scribe the property that secures the 120 Kia Sportage ocation: 16222 Monterey Ln #untington Beach CA 92649  EASE)  To fithe date you file, the claim is: Cheply.  Contingent Unliquidated Disputed ature of lien. Check all that apply.  An agreement you made (such as mor car loan)  Statutory lien (such as tax lien, mecha	CC-1 Cel UC claim: #376,	rtificate of Title Leg C-1 perfected 1/14 \$4,186.00	/2019	A CASA
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Contingent Uniquidated Uniquid	claim: #376, eck all trust	\$4,186.00	/2019	A CLOSE
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D20 Kia Sportage cation: 16222 Monterey Ln # cation: 16222	#376, eck all trust		\$0.00	\$4,186.00
cation: 16222 Monterey Ln # untington Beach CA 92649 (EASE) of the date you file, the claim is: Che ply. Contingent Unitiquidated Disputed ature of Ilen. Check all that apply.  An agreement you made (such as mor car loan) I statutory lien (such as tax lien, mecha	eck all that	ed		
of the date you file, the claim is: Che bly. Contingent Unliquidated Disputed ature of lien. Check all that apply. An agreement you made (such as mor car loan) I statutory lien (such as tax lien, mecha	ortgage or secur	ed		
oly.  Contingent Unliquidated Disputed ature of Ilen. Check all that apply.  An agreement you made (such as mor car loan) I Statutory lien (such as tax lien, mecha	ortgage or secur	ed		
Unliquidated Disputed ature of lien. Check all that apply. An agreement you made (such as mor car loan) I statutory lien (such as tax lien, mecha		ed		
Disputed ature of lien. Check all that apply.  An agreement you made (such as mor car loan)  I statutory lien (such as tax lien, mecha		ed		
An agreement you made (such as mor car loan) Statutory lien (such as tax lien, mecha		ed		
car loan)  Statutory lien (such as tax lien, mecha		ed		
Statutory lien (such as tax lien, mecha	Curtore			
	Contract to Manager to			
	anic's lien)			
Judgment lien from a lawsuit				
Other (including a right to offset)	uto Lease			_
Last 4 digits of account number	ŕ			
agaziba the property that encures the	a claim:	\$0.00	\$275,000.00	\$0.0
		1,100		
each, CA 92649 Orange Cou itle held by Debtor's single nember LLC - J-Sandcastle C s of the date you file, the claim is: Ch	o, LLC			
Unliquidated				
	ortgage or secu	red		
car loan)	and or notes			
Statutory lien (such as tax lien, mecha	anic's lien)			
Judgment lien from a lawsuit				
	roperty Ta	xes		
Last 4 digits of account number	er			
	Last 4 digits of account number ascribe the property that secures the 5222 Monterey Ln #376 Hunter ach, CA 92649 Orange Coling title held by Debtor's single tember LLC - J-Sandcastle Color of the date you file, the claim is: Or the date you file, the claim is: Or the date you file, the claim is: Or the date you file, the claim is: Or the date you file, the claim is: Or the date you file, the claim is: Or the date you file, the claim is: Or the date you file, the claim is: Or the date you file, the claim is: Or the play that you file you file you file. It was a second you file you f	Last 4 digits of account number  ascribe the property that secures the claim: 5222 Monterey Ln #376 Huntington each, CA 92649 Orange County itle held by Debtor's single tember LLC - J-Sandcastle Co, LLC s of the date you file, the claim is: Check all that ply.  I Contingent Unliquidated Disputed ature of lien. Check all that apply. I An agreement you made (such as mortgage or secu car loan) I Statutory lien (such as tax lien, mechanic's lien) I Judgment lien from a lawsuit I Other (including a right to offset)  Property Tax  Last 4 digits of account number	Last 4 digits of account number  ascribe the property that secures the claim: 50.00  50.22 Monterey Ln #376 Huntington each, CA 92649 Orange County itle held by Debtor's single itember LLC - J-Sandcastle Co, LLC softhe date you file, the claim is: Check all that ply.  1 Contingent 1 Unliquidated 2 Disputed ature of lien. Check all that apply. 1 An agreement you made (such as motgage or secured car loan) 1 Statutory lien (such as tax lien, mechanic's lien) 1 Judgment lien from a lawsuit 1 Other (including a right to offset)  Property Taxes  Last 4 digits of account number	Last 4 digits of account number  secribe the property that secures the claim:  5222 Monterey Ln #376 Huntington each, CA 92649 Orange County ittle held by Debtor's single ember LLC - J-Sandcastle Co, LLC s of the date you file, the claim is: Check all that ply.  Contingent Unliquidated Disputed ature of lien. Check all that apply.  An agreement you made (such as mortgage or secured car loan)  Statutory lien (such as tax lien, mechanic's lien) Judgment lien from a lawsuit Property Taxes

Debtor 1 Jamie Lynn Gallian		Case number (#known)	8:21-bk-117	10-E5
First Name Middle N	ame Last Name			
2.5 The Huntington Beach Gables	Describe the property that secures the claim:	\$319,653.59	\$275,000.00	\$319,653.59
Homeowners Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LBM1081; 2014 Skyline Manufactured Home APN 891-569-62 As of the date you file, the claim is: Check all that apply.  ☐ Contingent			
Number, Street, City, State & Zip Code	☐ Unliquidated ☐ Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only Debtor 2 only	An agreement you made (such as mortgage or s car loan)	ecured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit	Carried and the 18th of	V DELEVACE	2.22
☐ Check if this claim relates to a community debt	■ Other (including a right to offset) 5/16/2019	Abstract Judgme	nt 2019 165259	-
Date debt was incurred 5/16/2019	Last 4 digits of account number OCS	C 30-2017-0091398	5	
2.6 Huntington Beach Gables Homeowners	Describe the property that secures the claim:	\$319,653.59	\$275,000.00	\$319,653.5
Creditor's Name Association c/o Epsten Grinnell &	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LB 1081; 2014 Skyline Manufactured Hon			
Howell, APC 10200 Willow Creek	As of the date you file, the claim is: Check all that apply.			
Road, Ste 100 San Diego, CA 92131	☐ Contingent ☐ Unliquidated			
Number, Street, City, State & Zip Code	☐ Disputed  Nature of lien. Check all that apply.			
Who owes the debt? Check one.	An agreement you made (such as mortgage or s car loan)	ecured		
Debtor 1 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
☐ Debtor 2 only ☐ Debtor 1 and Debtor 2 only				
At least one of the debtors and another	Judgment lien from a lawsuit			
	Abstr	ract Judgment 2019	00166068	
Check if this claim relates to a community debt	Other (including a right to offset)			

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 3 of \* 1

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First Name Middle No	Case number (if known)	8:21-bk-117	10-E3	
rinst Name Middle N	ame Last Name			
The Huntington Beach Gables Homeowners	Describe the property that secures the claim:	\$3,070.00	\$275,000.00	\$3,070.00
Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LBM1081; 2014 Skyline Manufactured Home APN 891-569-62 As of the date you file, the claim is: Check all that apply.  ☐ Contingent			
Number, Street, City, Stafe & Zip Code  Who owes the debt? Check one.	☐ Unliquidated ☐ Disputed Nature of lien, Check all that apply.			
Debtor 1 only Debtor 2 only	☐ An agreement you made (such as mortgage or car loan)	secured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit	A MANAGEMENT		
Check if this claim relates to a community debt	Other (including a right to offset) 11/19/201	8 Abstract Judgmer	nt 2018435011	-
Date debt was incurred11/19/2018	Last 4 digits of account number OCS	GC 30-2017-00913985	i	
		\$9,265.00	\$275,000.00	\$9,265.00
2.8 Huntington Beach Gables Homeowners	Describe the property that secures the claim:	95,205.00	4-1-1-1-1-1	
Creditor's Name Association c/o Epsten Grinnell & Howell, APC	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington I CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62	Beach, 81;		
Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek	16222 Monterey Ln #376 Huntington I CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF	Beach, 81; N		
Gables Homeowners Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100	16222 Monterey Ln #376 Huntington I CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62	Beach, 81; N		
Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek	16222 Monterey Ln #376 Huntington I CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62 As of the date you file, the claim is: Check all Inal	Beach, 81; N		
Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100	16222 Monterey Ln #376 Huntington ICA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62  As of the date you file, the claim is: Check all links:  □ Contingent	Beach, 81; N		
Creditor's Name Association C/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131  Number, Street, Cliy, State & Zip Code  Who owes the debt? Check one.	16222 Monterey Ln #376 Huntington ICA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62  As of the date you file, the claim is: Check all link:  ☐ Contingent ☐ Unliquidated ☐ Disputed	Beach, 81; N		
Gables Homeowners  Creditor's Name  Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131  Number, Street, City, State, & Zlp Code  Who owes the debt? Check one.	16222 Monterey Ln #376 Huntington ICA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62  As of the date you file, the claim is: Check all Irial:  Contingent Unliquidated Disputed Nature of lien. Check all that apply.  An agreement you made (such as mortgage or car loan)	Beach, 81; N apply		
Creditor's Name Association C/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131  Number, Street, City, State & Zlp Code  Who owes the debt? Check one.  Debtor 1 only Debtor 2 only	16222 Monterey Ln #376 Huntington I CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62  As of the date you file, the claim is: Check all Inal:  Contingent Unliquidated Disputed Nature of lien. Check all that apply.  An agreement you made (such as mortgage or	Beach, 81; N apply		
Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131  Number, Street, City, State, & Zlp Code  Who owes the debt? Check one.	16222 Monterey Ln #376 Huntington ICA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62  As of the date you file, the claim is: Check all Inal: Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or car loan)  Statutory lien (such as tax lien, mechanic's lien) Judgment lien from a lawsuit	Beach, 81; N		
Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131  Number, Street, City, State, & Zip Code  Who owes the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	16222 Monterey Ln #376 Huntington ICA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AF 891-569-62  As of the date you file, the claim is: Check all Inal: Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or car loan)  Statutory lien (such as tax lien, mechanic's lien) Judgment lien from a lawsuit	Beach, 81; N apply		

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Debtor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-117	10-20
First Name Middle N	ame Last Name			
Janine Basso, ESQ	Describe the property that secures the claim:	\$13,229.24	\$275,000.00	\$13,229.24
16025 Warmington Lane Huntinton Beach, CA 92649	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LBM1081; 2014 Skyline Manufactured Home APN 891-569-62 As of the date you file, the claim is: Check all that apply.  Contingent			
Number, Street, City, State & Zip Code	☐ Unliquidated			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only	☐ An agreement you made (such as mortgage or s	ecured		
Debtor 2 only	car loan)			
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit			
Check if this claim relates to a community debt	Other (including a right to offset) 11/19/201	8 Abstract Judgme	nt 202100034828	7
Date debt was incurred 5/27/2021	Last 4 digits of account number OCS	C 30-2018-0098678	5	
TATE OF THE PARTY				
2.10 People of the ST of	Describe the property that secures the claim:	\$13,229.24	\$275,000.00	\$13,229.2
2.101	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington & CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture Home; APN 891-569-62	Beach,	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street	16222 Monterey Ln #376 Huntington I CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture	Beach,	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street Westminister, CA	16222 Monterey Ln #376 Huntington II CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture Home; APN 891-569-62 As of the date you file, the claim is: Check all that	Beach, d	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street	16222 Monterey Ln #376 Huntington II CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacturer Home; APN 891-569-62 As of the date you file, the claim is: Check all that I Contingent  ☐ Unliquidated On Appeal 30-2021-0118	Beach, d	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street Westminister, CA	16222 Monterey Ln #376 Huntington & CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacturer Home; APN 891-569-62  As of the date you file, the claim is: Check all that □ Contingent  ☐ Unliquidated On Appeal 30-2021-0118 ☐ Disputed	Beach, d	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street Westminister, CA 92683 Number, Street, City, Stale & Zip Code	16222 Monterey Ln #376 Huntington II CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture; Home; APN 891-569-62  As of the date you file, the claim is: Check all that to Contingent  ☐ Unliquidated On Appeal 30-2021-0118 ☐ Disputed Nature of lien. Check all that apply. ☐ An agreement you made (such as mortgage or	Beach, d spepty 19657	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street Westminister, CA 92683 Number, Street, City, Stale & Zip Code Who owes the debt? Check one.	16222 Monterey Ln #376 Huntington II CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture Home; APN 891-569-62  As of the date you file, the claim is: Check all that III Confingent  ☐ Confliquidated On Appeal 30-2021-0118 ☐ Disputed Nature of lien. Check all that apply.	Beach, d spepty 19657	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street Westminister, CA 92683 Number, Street, City, Stale & Zip Code Who owes the debt? Check one.	16222 Monterey Ln #376 Huntington II CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture; Home; APN 891-569-62  As of the date you file, the claim is: Check all that to Contingent  ☐ Unliquidated On Appeal 30-2021-0118 ☐ Disputed Nature of lien. Check all that apply. ☐ An agreement you made (such as mortgage or	Beach, d spply 19657 secured	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street Westminister, CA 92683  Number, Street, City, Stale & Zip Code  Who owes the debt? Check one.  Debtor 1 only Debtor 2 only	16222 Monterey Ln #376 Huntington III CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture; Home; APN 891-569-62  As of the date you file, the claim is: Check all that its Check all that its Unliquidated On Appeal 30-2021-0118 Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or car loan) Statutory lien (such as tax lien, mechanic's lien)	Beach, d spply 19657 secured	\$275,000.00	\$13,229.2
Creditor's Name 8141 13th Street Westminister, CA 92683 Number, Street, City, Stale & Zip Code Who owes the debt? Check one.	16222 Monterey Ln #376 Huntington III CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture; Home; APN 891-569-62  As of the date you file, the claim is: Check all that it. Contingent Unliquidated On Appeal 30-2021-0118 Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or car loan)  Statutory lien (such as tax lien, mechanic's lien)  Judgment lien from a lawsuit	Beach, d sapply 19657 secured		\$13,229.2
Creditor's Name 8141 13th Street Westminister, CA 92683  Number, Street, City, Stale & Zip Code  Who owes the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	16222 Monterey Ln #376 Huntington III CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture; Home; APN 891-569-62  As of the date you file, the claim is: Check all that it. Contingent Unliquidated On Appeal 30-2021-0118 Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or car loan)  Statutory lien (such as tax lien, mechanic's lien)  Judgment lien from a lawsuit	Beach, d spply 19657 secured		\$13,229.2

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Debtor 1 Jamie Lynn Gallian		Case number (if known) 8:21-bk-11710-ES		
First Name Middle Na	ame Last Name			
		100000		050 504 44
Janine Basso, ESQ	Describe the property that secures the claim:	\$ 53,684.41	\$275,000.00	\$53,684.41
16025 Warmington Lane Huntinton Beach, CA 92649	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LBM1081; 2014 Skyline Manufactured Home APN 891-569-62 As of the date you file, the claim is: Check all that apply.			
Number, Street, City, State & Zip Code	Unliquidated			
	Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.	orinama .		
Debtor 1 only	An agreement you made (such as mortgage or car loan)	secured		
Debtor 2 only				
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien	)		
At least one of the debtors and another	Judgment lien from a lawsuit	140 Abatrast ludan	nent 201800046	71.42
<ul> <li>Check if this claim relates to a community debt</li> </ul>	Other (including a right to offset)	718 Abstract Judgn	nent 201600040	7142
Date debt was incurred 7/23/2020	Last 4 digits of account number OC	SC 30-2017-009139	985	
2.12 Huntington Beach Gables Homeowners	Describe the property that secures the claim:	\$46,138.00	\$275,000.00	\$46,138.0
Association Creditors Name c/o Epsten Grinnell & Howell. APC	16222 Monterey Ln #376 Huntington CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacture Home; APN 891-569-62			
10200 Willow Creek	As of the date you file, the claim is: Check all tha	apply		
Road, Ste 100 San Diego, CA 92131	☐ Contingent ☐ Unliquidated			
Number, Street, City, State & Zip Code	☐ Disputed  Nature of lien. Check all that apply.			
Who owes the debt? Check one.	An agreement you made (such as mortgage o car loan)	r secured		
Debtor 1 only				
	☐ Statutory lien (such as tax lien, mechanic's lier	1)		
Debtor 2 only				
	Judgment lien from a lawsuit			
Debtor 1 and Debtor 2 only	Judgment lien from a lawsuit			0467442
Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim relates to a community debt	The second of th	4/2018 Abstract Ju	dgment 201800	0467142

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Debtor 1 Jamie Lynn Gallian	Case number (if known)	10-E3		
First Name Middle N	ame Last Name			
2.7 The Huntington Beach	Describe the property that secures the claim:	\$46,138.00	\$275,000.00	\$46,138.00
Homeowners Association Gordon, Rees, Mansukhani	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; 2014 Skyline Manufactured Home LBM 1081			
633 W 5th Street, 52nd Floor Los Angeles, CA 90071	As of the date you file, the claim is: Check all that apply.  □ Contingent	7		
Number, Street, City, State & Zip Code	Unliquidated			
Who owes the debt? Check one.	Disputed  Nature of lien. Check all that apply.			
Debtor 1 only	An agreement you made (such as mortgage o car loan)	r secured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lier	1)		
At least one of the debtors and another	☐ Judgment lien from a lawsuit			
☐ Check if this claim relates to a community debt	Other (including a right to offset)	stract of Judgement	2018000467142	
Date debt was incurred 12/14/2018	Last 4 digits of account number 30	2017-00913985		
The state of the state of				
Add the dollar value of your entries in ( If this is the last page of your form, add Write that number here:	Column A on this page. Write that number here: I the dollar value totals from all pages.	\$604,242. \$ 604,242.		
Part 2: List Others to Be Notified for	or a Debt That You Already Listed			

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Case number (I known)  Official Form Schedule E Se as complete and any executory contichedule G: Executory schedule G: Creditie	8:21-bk-11710-ES	Middle Name  Middle Name  ENTRAL DISTRICT OF C	Last Nam  Last Nam  CALIFORNIA-	е			
(Spouse if, filing) United States Ba Case number { (if known)  Official Form Schedule E Be as complete and uny executory cont schedule G: Execu- ichedule D: Credit-	First Name  nkruptcy Court for the: CE  8:21-bk-11710-ES	Middle Name	Last Nam	е			
(Spouse if, filing) United States Ba Case number { (if known)  Official Form Schedule E Be as complete and uny executory cont schedule G: Execu- ichedule D: Credit-	nkruptcy Court for the: CE 8:21-bk-11710-ES						
Case number (I known)  Official Forn Schedule E le as complete and ny executory contichedule G: Executors inchedule G: Creditie	8:21-bk-11710-ES	ENTRAL DISTRICT OF C	CALIFORNIA-	SANTA A	MA DEVICE:		
Case number (I known)  Official Forn Schedule E le as complete and ny executory contichedule G: Executors inchedule G: Creditie	8:21-bk-11710-ES			A. W. C. V. C. V.	NA DIVISION		
Official Forn Schedule E e as complete and ny executory cont chedule G: Execu					THE PROPERTY OF THE PROPERTY O		
Official Forn Schedule E le as complete and ny executory cont chedule G: Execu chedule D: Credite	n 106F/F					( A)	
e as complete and ny executory cont chedule G: Execu chedule D: Credit	n 106F/F					700000000000000000000000000000000000000	if this is an
chedule E e as complete and ny executory cont chedule G: Execu- chedule D: Credit	106F/F					amend	ed filing
e as complete and ny executory cont chedule G: Execu chedule D: Credit	100-11						
ny executory cont chedule G: Execu chedule D: Credit	/F: Creditors Who						12/15
me and case num	d accurate as possible. Use Pa tracts or unexpired leases that tory Contracts and Unexpired ors Who Have Claims Secured trinuation Page to this page. If ther (if known).	could result in a claim. Al- Leases (Official Form 1060 by Property, If more space	so list executo i). Do not inclus is needed, co	ry contract ide any cre by the Part	ts on Schedule A/B: P ditors with partially s t you need, fill it out, r	roperty (Official Fore ecured claims that a number the entries in	m 106A/B) and on ire listed in
art 1: List A	II of Your PRIORITY Unsec	ured Claims					
1-0	ors have priority unsecured cla						
No. Go to P	art 2.						
Yes.							
possible, list the Part 1. If more	r priority unsecured claims. If a pe of claim it is. If a claim has bot e claims in alphabetical order acc than one creditor holds a particul	th priority and nonpriority am cording to the creditor's name ar claim, list the other credite	ounts, list that i e. If you have n ors in Part 3.	daim here a nore than tw	nd show both priority a	nd nonpriority amount	e Ae much se
(For an explana	ation of each type of claim, see th	ne instructions for this form in	the instruction	booklet.)	Total claim	Priority amount	Nonpriority amount
	Revenue Service	Last 4 digits of ac	count number	3936	\$3,361.00	\$3,361.00	\$0.00
Insolve PO BOX	ncy	When was the deb	t incurred?	2018			
	Iphia, PA 19101-7346				Sharper and		
	treet City State Zip Code d the debt? Check one.	As of the date you  Contingent	file, the claim	is: Check a	ill that apply		
Debtor 1 o							
Debtor 2 o		☐ Unliquidated					
	and Debtor 2 only	☐ Disputed  Type of PRIORITY	unconvert of	len.			
	ne of the debtors and another	Domestic suppo		iui.			
	his claim is for a community d				5.70.78		
	subject to offset?	Taxes and certa  ☐ Claims for death					
■ No	and the strate.	Other, Specify			d were intoxicated		
☐ Yes		= other opening			-×		
art 2: List A	I of Your NONPRIORITY U	nsecured Claims					
. Do any credito	ors have nonpriority unsecured	I claims against you?					
☐ No. You hav	ve nothing to report in this part. S	Submit this form to the court	vith your other	schedules.			
■ Yes.			no separating				
List all of your	nonpriority unsecured claims	in the alphabetical order of	f the creditor	who holds	each claim. If a credite	r has more than one	nonpriority
unsecured clain	n, list the creditor separately for e or holds a particular claim, list the	each claim. For each claim lis	sted, identify wh	at type of c	laim it is. Do not list cla	ims already included i	in Part 1. If more
						Tota	l claim
			No out A				2
ficial Form 106 E/F	996-2021 Best Case, LLC - www.best	Schedule E/F: Creditors Wi	to Have Unsec	ured Claim 2655			Page 1 of 7 Best Case Bankrupto

4.1	Particle and the Application		Case number (if known) 8:21	-bk-11710-ES				
-	Gordon, Reese, Scully & Mansukhani Nonpriority Creditor's Name	Last 4 digits of account number	3985	\$35,000.0				
	633 W. 5th St. 52nd FL Los Angeles, CA 90071	When was the debt incurred?	2021					
	Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you file, the claim	is: Check all that apply					
	Debtor 1 only	☐ Contingent						
	Debtor 2 only							
	Debtor 1 and Debtor 2 only	☐ Unliquidated						
	At least one of the debtors and another	☐ Disputed  Type of NONPRIORITY unsecure	ed claims					
	☐ Check if this claim is for a community	Student loans	o Ciami.					
	debt Is the claim subject to offset?	and the state of t	aration agreement or divorce that you o	did not				
	■ No	Debts to pension or profit-shari	ng plans, and other similar debts					
	□Yes		emittur amount owed as part	t of				
	Li res	Other, Specify HOA laws	iits.					
2	Houser Bros Co. Nonpriority Creditor's Name	Last 4 digits of account number	376	\$35,000.0				
	dba Rancho Del Rey Mobilehome Estates 16222 Monterey Ln.	When was the debt incurred?	2021					
	Huntington Beach, CA 92647 Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you file, the claim	is: Check all that apply					
	Debtor 1 only	Contingent						
	Debtor 2 only	☐ Unliquidated						
	□ Debtor 1 and Debtor 2 only ■ Disputed							
	At least one of the debtors and another	Type of NONPRIORITY unsecure	d claim:					
	☐ Check if this claim is for a community ☐ Student loans							
		Obligations arising out of a separation agreement or divorce that you did not						
	debt Is the claim subject to offset?	Obligations arising out of a sep report as priority claims	aration agreement or divorce that you o	did not				
	1,7,749.7	report as priority claims  Debts to pension or profit-shari	ng plans, and other similar debts					
	Is the claim subject to offset?	report as priority claims  Debts to pension or profit-shari possible prefusal to refusal to refusal to	ng plans, and other similar debts ast due space 376, rent owe accept tendered space 376 re countersign Lease Assignme	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	is the claim subject to offset?  No	report as priority claims  Debts to pension or profit-shari possible prefusal to refusal to refusal to	ng plans, and other similar debts ast due space 376, rent owe accept tendered space 376 re countersign Lease Assignme of 2014 manufactured home.	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	Is the claim subject to offset?  No  Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100	report as priority claims  Debts to pension or profit-shari possible prossible prefusal to refusal to purchase of	ng plans, and other similar debts ast due space 376, rent owe accept tendered space 376 re countersign Lease Assignme of 2014 manufactured home.	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	Is the claim subject to offset?  No  Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code	other. Specify  Other. Specify  Purchase  Last 4 digits of account number	ng plans, and other similar debts ast due space 376, rent ower accept tendered space 376 re countersign Lease Assignment f 2014 manufactured home. 3985	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	Is the claim subject to offset?  ■ No  □ Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code Who incurred the debt? Check one.	report as priority claims  Debts to pension or profit-shar possible prefusal to refusal to purchase (Last 4 digits of account number When was the debt incurred?  As of the date you file, the claim	ng plans, and other similar debts ast due space 376, rent ower accept tendered space 376 re countersign Lease Assignment f 2014 manufactured home. 3985	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	Is the claim subject to offset?  No  Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only	report as priority claims  Debts to pension or profit-shar possible profusal to refusal to purchase (Last 4 digits of account number)  When was the debt incurred?  As of the date you file, the claim	ng plans, and other similar debts ast due space 376, rent ower accept tendered space 376 re countersign Lease Assignment f 2014 manufactured home. 3985	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	Is the claim subject to offset?  No  Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only	report as priority claims  Debts to pension or profit-shar possible prefusal to refusal to purchase (Last 4 digits of account number)  When was the debt incurred?  As of the date you file, the claim  Contingent Unliquidated	ng plans, and other similar debts ast due space 376, rent ower accept tendered space 376 re countersign Lease Assignment f 2014 manufactured home. 3985	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	Is the claim subject to offset?  No  Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	report as priority claims  Debts to pension or profit-shar possible profusal to refusal to purchase (Last 4 digits of account number)  When was the debt incurred?  As of the date you file, the claim	ng plans, and other similar debts ast due space 376, rent ower accept tendered space 376 re countersign Lease Assignment f 2014 manufactured home. 3985 2018 is: Check all that apply	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	Is the claim subject to offset?  No  Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another	report as priority claims  Debts to pension or profit-shar possible profusal to refusal to purchase (Last 4 digits of account number)  When was the debt incurred?  As of the date you file, the claims  Contingent Unliquidated Disputed	ng plans, and other similar debts ast due space 376, rent ower accept tendered space 376 re countersign Lease Assignment f 2014 manufactured home. 3985 2018 is: Check all that apply	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after				
	Is the claim subject to offset?  No  Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	Proport as priority claims  Debts to pension or profit-shart possible prefusal to refusal to purchase to purchase the state of the date you file, the claims  Contingent Unliquidated Disputed Type of NONPRIORITY unsecure	ng plans, and other similar debts ast due space 376, rent ower accept tendered space 376 re countersign Lease Assignment f 2014 manufactured home. 3985 2018 is: Check all that apply	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after \$413,000.00				
3	Is the claim subject to offset?  No  Yes  Huntington Beach Gables HOA  Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131  Number Street City State Zip Code Who incurred the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check If this claim is for a community debt	report as priority claims  Debts to pension or profit-shar possible prefusal to refusal to refusal to purchase of Last 4 digits of account number  When was the debt incurred?  As of the date you file, the claim  Contingent Unliquidated Disputed Type of NONPRIORITY unsecured Student loans Obligations arising out of a sep	ng plans, and other similar debts ast due space 376, rent ower accept tendered space 376 re countersign Lease Assignment f 2014 manufactured home. 3985 2018 is: Check all that apply d claim: aration agreement or divorce that you desired.	d due to RDRMHE ent payments; RDRMHE ent-Space 376, after \$413,000.00				

	1 Jamie Lynn Gallian		Case number (if known) 8:2	21-bk-11710-ES	
4	Huntington Beach Gables HOA	Last 4 digits of account number	962999	\$9,300.00	
	Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131	When was the debt incurred?	2019	_	
	Number Street City State Zip Code	As of the date you file, the claim	is: Check all that		
	Who incurred the debt? Check one.	apply			
	Debtor 1 only	☐ Contingent			
	Debtor 2 anly	☐ Unliquidated			
	☐ Debtor 1 and Debtor 2 only	Disputed	of atalas.		
	At least one of the debtors and another	Type of NONPRIORITY unsecure  Student loans	d ciaim:		
	Check if this claim is for a community debt Is the claim subject to offset?		aration agreement or divorce that y	ou did not	
	■ No	Debts to pension or profit-shari	ng plans, and other similar debts		
	Yes	■ Other. Specify	fee award for Anti-Slapp I	тот	
5	Huntington Beach Gables HOA	Last 4 digits of account number	913985	\$3070.00	
	Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Williow Creek Rd. Ste. 100 San Diogo. CA 92131	When was the debt incurred?	2018		
	San Diego, CA 92131  Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim	is: Check all that apply		
	Debtor 1 only	☐ Contingent			
	☐ Debtor 2 only ☐ Unliquidated				
	☐ Debtor 1 and Debtor 2 only	☐ Disputed			
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecure	ed claim:		
	☐ Check if this claim is for a community debt		aration agreement or divorce that y	ou did not	
	Is the claim subject to offset?	report as priority claims  Debts to pension or profit-share	ion plane, and other pimilar debts		
	■ No □ Yes		ey Fee award 9/27/2018		
.6	James H. Casello	Last 4 digits of account numbe	2.	\$50,000.00	
	Nonpriority Creditor's Name Casello & Lincoln 525 N. Cabrillo Park Dr. Ste.	When was the debt incurred?	2019-2021		
	104 Santa Ana, CA 92701  Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim	is: Check all that apply		
	■ Debtor 1 only	☐ Contingent			
	Debtor 2 only	☐ Unliquidated			
	Debtor 1 and Debtor 2 only	☐ Disputed	Lines.		
	At least one of the debtors and another	Type of NONPRIORITY unsecur	ed claim:		
	Check if this claim is for a community	☐ Student loans	and the same and the same that	you did not	
	ls the claim subject to offset?	<ul> <li>Obligations arising out of a set report as priority claims</li> </ul>	paration agreement or divorce that	you did not	
	■ No.	Debts to pension or profit-shar	ing plans, and other similar debts		
	- 110	debt ower	in connection with legal	services for	

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7	Huntington Beach Gables HOA	Last 4 digits of account number 398	85	\$5,000.00
	Nonpriority Creditor's Name			44,54,413
	c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300	When was the debt incurred? 202	21	
	Laguna Hills, CA 92653  Number Street City State Zip Code	As of the date you file, the claim is: Che	eck all that apply	
	Who incurred the debt? Check one.	The of the date year me, the dath is.	out all that oppry	
	Debtor 1 only	☐ Contingent		
	Debtor 2 only	☐ Unliquidated		
	☐ Debtor 1 and Debtor 2 only	☐ Disputed		
	At least one of the debtors and another	Type of NONPRIORITY unsecured clair	n:	
	Check if this claim is for a community	☐ Student loans		
	debt Is the claim subject to offset?	Obligations arising out of a separation report as priority claims	agreement or divorce that you did not	
	No	Debts to pension or profit-sharing plan	s and other similar debts	
	- 110		debtor examination 7/8/21 in	
	Yes		collection case(s).	
3	Patricia Ryan and Lisa Ryan	Last 4 digits of account number N/A	4	\$8750.00
	Nonpriority Creditor's Name 20949 Lassen St. #208 Chatsworth, CA 91311	When was the debt incurred? 20°	18	
	Number Street City State Zip Code	As of the date you file, the claim is: Che	eck all that apply	
	Who incurred the debt? Check one.			
	Debtor 1 only	☐ Contingent		
	Debtor 2 only	Unliquidated		
	Debtor 1 and Debtor 2 only	Disputed		
	At least one of the debtors and another	Type of NONPRIORITY unsecured clair  Student loans	n:	
	Check if this claim is for a community debt is the claim subject to offset?	Obligations arising out of a separation report as priority claims	agreement or divorce that you did not	
	■ No	Debts to pension or profit-sharing plan	es and other similar debts	
	_ No		a precaution; possible	
	☐ Yes	reimbursement	owed due to failure of rk owner to prior owner of	
	People of State of California Janine Jasso, Esq.	Last 4 digits of account number	275.00	\$13,229.2
	Nonpriority Creditor's Name		2042	\$10,225.Z
	West Justice Center 8141 13th St.	When was the debt incurred?	2018	
	Westminster, CA 92683  Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Ch	eck all that apply	
	Debtor 1 only	☐ Contingent		
	☐ Debtor 2 only	☐ Unliquidated		
	Debtor 1 and Debtor 2 only	Disputed On Appeal, 30-2021-	-01189657	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim	m:	
	Check if this claim is for a community	☐ Student loans	The same of the sa	
	debt Is the claim subject to offset?	Obligations arising out of a separation report as priority claims	agreement or divorce that you did not	
	■ No.	☐ Debts to pension or profit-sharing plan	ns, and other similar debts	
	□Yes	Other, Specify 18WM05278 (Jan	sso) Civil Fees 30-2018-00986785	

Official Form 106 E/F Schedule E/F: Creditors Who Have Unsecured Claims
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Debt	or 1 Jamie Lynn Gallian		Case numi	per (if known) 8:2	1-bk-11710-ES
4.1 0	Michael Devereux, Esq.	Last 4 digits of account numb	er 5278; 2	999; 6785	\$40,000.
	Nonpriority Creditor's Name 9171 Wilshire Blvd. Ste. 500 Beverly Hills, CA 90210-5536	When was the debt incurred?	2018-20	19	
	Number Street City State Zip Code	As of the date you file, the cla	i <b>m is:</b> Check all	that apply	
	Who incurred the debt? Check one.				
	Debtor 1 only	☐ Contingent			
	☐ Debtor 2 only	☐ Unliquidated			
	Debtor 1 and Debtor 2 only	☐ Disputed			
	At least one of the debtors and another	Type of NONPRIORITY unsec	ured claim:		
	☐ Check if this claim is for a community	☐ Student loans			
	debt Is the claim subject to offset?	Obligations arising out of a report as priority claims			u did not
	■ No	☐ Debts to pension or profit-sh	aring plans, and	other similar debts	
	☐ Yes	Other. Specif West CT; C	JC HB Gable	es HOA related C	ase(s)
4.1	Randall Nickell	Last 4 digits of account number	er 3055		Unknow
1	Nonpriority Creditor's Name 4476 Alderport Dr.	When was the debt incurred?	30.00		3.00
	Huntington Beach, CA 92649 Number Street City State Zip Code	As of the date you file, the cla	im is: Check all	that apply	
	Who incurred the debt? Check one.				
	Debtor 1 only	Contingent			
	Debtor 2 only	■ Unliquidated			
	Debtor 1 and Debtor 2 only	☐ Disputed			
	At least one of the debtors and another	Type of NONPRIORITY unsec	ured claim:		
	☐ Check if this claim is for a community	☐ Student loans			
	debt Is the claim subject to offset?	Obligations arising out of a report as priority claims	separation agree	ement or divorce that yo	u did not
	No.	Debts to pension or profit-si	naring plans, and	d other similar debts	
	□Yes	Unexpir Condon	ed Assignm ninium Leas		asehold and Sub- 542 Lot 1 & 2, Gables
4.1	Robert P. Warmington Co.	Last 4 digits of account num	oer RDRMHE	Lot 376	\$35,000.
-	Nonpriority Creditor's Name c/o BS Investors 18201 Von Karmen Ste. 450	When was the debt incurred			
	Irvine, CA 92612  Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the cl	aim is: Check al	I that apply	
	Debtor 1 only	☐ Contingent			
	☐ Debtor 2 only	☐ Unliquidated			
	☐ Debtor 1 and Debtor 2 only	☐ Disputed			
	At least one of the debtors and another	Type of NONPRIORITY unser	ured claim:		
	☐ Check if this claim is for a community debt	☐ Student loans ☐ Obligations arising out of a	separation agree	ement or divorce that yo	ou did not
	Is the claim subject to offset?	report as priority claims		d all a start a sail a	
	■ No	☐ Debts to pension or profit-s ☐ Other. Specify Unexpire	the state of the s		act 10542. Unit 4.
	☐ Yes	Assignment from Se RDRMHE, 2014 Skyli	ller, Lisa Ry	an, 35 year-Grou	nd lease, Lot 376
Officia	I Form 106 E/F Sched	tule E/F: Creditors Who Have Unse			Page 5
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Debt	Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES	
4.1	United Airlines Nonpriority Creditor's Name PO BOX 0675	Last 4 digits of account number When was the debt incurred?	0092 2019,2020, 2021	-	\$9,600.00
	Carol Stream, IL 60132-0675  Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim	is: Check all that apply		
	Debtor 1 only	☐ Contingent			
	Debtor 2 only	☐ Unliquidated			
	Debtor 1 and Debtor 2 only	☐ Disputed			
	At least one of the debtors and another	Type of NONPRIORITY unsecure	ed claim:		
	☐ Check if this claim is for a community	☐ Student loans			
	debt Is the claim subject to offset?	Obligations arising out of a sep	aration agreement or divorce	that you did not	
	■ No	Debts to pension or profit-shan	ng plans, and other similar de	abts	
	Yes	Other Specify Cobra Med	ical Payments		
.1	US Bank	Last 4 digits of account number	6482		\$9,145.00
	Nonpriority Creditor's Name	Last 4 digits of account fidinger		-	, o , i i o . c o
	Attn: Bankruptcy Dept Po Box 5229 Cincinnati, OH 45201	When was the debt incurred?	2011		
	Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you file, the claim	is: Check all that apply		
	Debtor 1 only	☐ Contingent			
	Debtor 2 only	☐ Unliquidated			
	Debtor 1 and Debtor 2 only	☐ Disputed			
	At least one of the debtors and another	Type of NONPRIORITY unsecure	ed claim:		
	☐ Check if this claim is for a community debt	☐ Student loans ☐ Obligations arising out of a sep	eration agreement or divorce	that you did not	
	Is the claim subject to offset?	report as priority claims		nax.	
	■ No	Debts to pension or profit-shari	A COUNTY OF THE PROPERTY OF THE PARTY OF THE	BDIS	
	□ Yes	Other Specify misc. purc	chases		
Use is to hav	List Others to Be Notified About a Do this page only if you have others to be notified ying to collect from you for a debt you owe to s e more than one creditor for any of the debts th	about your bankruptcy, for a debt that comeone else, list the original creditor i at you listed in Parts 1 or 2, list the add	n Parts 1 or 2, then list the	collection agency here. Si	milarly, if you
Vame	ified for any debts in Parts 1 or 2, do not fill out and Address nivestors/Robert P. Warmington	On which entry in Part 1 or Part 2 did yo		that become dead Piletone	
	Gorden May	CALL TO SERVICE STATE OF THE S	☐ Part 1: Creditors with Prior ☐ Part 2: Creditors with Non		
	nt, Genovese & Baratta		- Part 2. Oreginors with Hori	priority orisectives orallis	
	0 Main St. Ste. 1600 ne, CA 92614	Last 4 digits of account number	376		
	and Address tington Beach Gables HOA	On which entry in Part 1 or Part 2 dld yo			
Grag Jass	inano, Beck, Phillips, Burrett, o, Paulin Feldsott & Lee	The state of the s	☐ Part 1: Creditors with Prior Part 2: Creditors with Non		
2310	61 Mill Creek Dr. Ste. 300 una Hills, CA 92653	Last 4 digits of account number	2999		
lame	and Address Huntington Beach	On which entry in Part 1 or Part 2 did yo			
Gab	les HOA Gragnano, Beck, Phillips,		Part 1: Creditors with Prior		
	ett, Jasso, Paulin		Part 2: Creditors with Non	priority Unsecured Claims	
	25 Warmington Ln. tington Beach, CA 92649	Last 4 digits of account number	3985		
		edule E/F; Greditors Who Have Unsecu			Page 6 of
ffwa	e Conwight (r) 1998-2021 Bast Case (I.C. www.basterase	Maio En a disentors with these offsecon	on Jidinia		Page U OI

			7			
Name and Address	On which entry in Part 1 or Part 2	did you list the original creditor?				
Michael Devereux	Line 4.10 of (Check one):	☐ Part 1: Creditors with Prior	ity Unsecured Claims			
9171 Wilshire Blvd. Ste. 500		Part 2: Creditors with Nonp	riority Unsecured Claims			
Beverly Hills, CA 90210-5536	Last 4 digits of account number					
Name and Address	On which entry in Part 1 or Part 2	did you list the original creditor?				
Randell Nickel	Line 4.11of (Check one):	Part 1: Creditors with Prior	ity Unsecured Claims			
c/o Mark Mellor, Esq.		Part 2: Creditors with Nonp	Part 2: Creditors with Nonpriority Unsecured Claims			
6800 Indiana Ave. Ste. 220 Riverside, CA 92506	Last 4 digits of account number	3055				
Name and Address	On which entry in Part 1 or Part 2	did you list the original creditor?				
	Line of (Check one):	Part 1: Creditors with Prior	ity Unsecured Claims			
		Part 2: Creditors with None	priority Unsecured Claims			
	Last 4 digits of account number					
Name and Address	On which entry in Part 1 or Part 2	did you list the original creditor?				
	Line of (Check one):	☐ Part 1: Creditors with Prior	ity Unsecured Claims			
		Part 2: Creditors with None	priority Unsecured Claims			
	Last 4 digits of account number					

### Part 4: Add the Amounts for Each Type of Unsecured Claim

Total the amounts of certain types of unsecured claims. This information is for statistical reporting purposes only, 28 U.S.C. §159. Add the amounts for each type of unsecured claim.

					Total Claim
	6a.	Domestic support obligations	6a.	S	0.00
Total claims					
rom Part 1	6b.	Taxes and certain other debts you owe the government	6b.	\$	3,361.00
	6c.	Claims for death or personal injury while you were intoxicated	6c.	\$	0.00
	6d.	Other. Add all other priority unsecured claims. Write that amount here.	6d.	\$	0.00
	Ge.	Total Priority. Add lines 6a through 6d.	66.	5	3,361.00
	6f.	Student loans	6f.	s	Total Claim
otal laims					
rom Part 2	6g.	Obligations arising out of a separation agreement or divorce that	6g.	s	0.00
	6h.	you did not report as priority claims  Debts to pension or profit-sharing plans, and other similar debts	6h.	5	0.00
	61.	Other, Add all other nonpriority unsecured claims. Write that amount here.	61.	5	666,094.24
	6].	Total Nonpriority. Add lines 6f through 6i.	6j.	s	666,094.24

Official Form 108 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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	n						
Child Water Control		Jamie Lynn Gallian					
rist Name	Middle Name	Last Name					
irst Name	Middle Name	Last Name					
United States Bankruptcy Court for the:		OF CALIFORNIA-SANTA ANA DIVISION					
-bk-11710-ES							
	ptcy Court for the:	ptcy Court for the: CENTRAL DISTRICT C					

 Check if this is an amended filing

### Official Form 106G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the additional page, fill it out, number the entries, and attach it to this page. On the top of any additional pages, write your name and case number (if known).

- 1. Do you have any executory contracts or unexpired leases?
  - 🗆 No. Check this box and file this form with the court with your other schedules. You have nothing else to report on this form.
  - Yes. Fill in all of the information below even if the contacts of leases are listed on Schedule A/B:Property (Official Form 106 A/B).
- List separately each person or company with whom you have the contract or lease. Then state what each contract or lease is for (for example, rent, vehicle lease, cell phone). See the instructions for this form in the instruction booklet for more examples of executory contracts and unexpired leases.

Person or company with whom you have the contract or lease
Name, Number, Street, City, State and ZIP Code

2.1 Houser Bros. Co.
dba Rancho Del Rey Mobilehome Est.
17610 Beach Blvd. Ste. 32
Huntington Beach, CA 92647

2.2 Hyundai Capital America
PO BOX 269011
Plano, TX 75026

State what the contract or lease is for
Unexpired Ground lease Tract 10542, Unit 4, Lot 376 for personal property residence located at 16222 Monterey Lane, Huntington Beach, California.

Vehicle lease for 2020 Kia Sportage. Expires 12/1/2022

Official Form 106G

Schedule G: Executory Contracts and Unexpired Leases

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#### Case 8:21-bk-11710-ES Doc 22 Filed 10/14/21 Entered 10/14/21 17:12:48 Desc Main Document Page 27 of 31 Fill in this information to identify your case: Debtor 1 Jamie Lynn Gallian Middle Name Last Name Debtor 2 (Spouse if, filing) First Name Middle Name Last Name United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA--SANTA ANA DIVISION Case number 8:21-bk-11710-ES (if known) Check if this is an amended filing Official Form 106H Schedule H: Your Codebtors 12/15 Codebtors are people or entities who are also liable for any debts you may have. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the Additional Page, fill it out, and number the entries in the boxes on the left. Attach the Additional Page to this page. On the top of any Additional Pages, write your name and case number (if known). Answer every question. 1. Do you have any codebtors? (If you are filing a joint case, do not list either spouse as a codebtor. ■ No ☐ Yes 2. Within the last 8 years, have you lived in a community property state or territory? (Community property states and territories include Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, and Wisconsin.) Yes. Did your spouse, former spouse, or legal equivalent live with you at the time? □ No Yes. In which community state or territory did you live? California . Fill in the name and current address of that person. **Ronald Pierpont** 4519 Ponderosa Way Yorba Linda, CA 92886 Name of your spouse, former spouse, or legal equivalent Number, Street, City, State & Zip Code

3. In Column 1, list all of your codebtors. Do not include your spouse as a codebtor if your spouse is filing with you. List the person shown in line 2 again as a codebtor only if that person is a guarantor or cosigner. Make sure you have listed the creditor on Schedule D (Official Form 106D), Schedule E/F (Official Form 106E/F), or Schedule G (Official Form 106G). Use Schedule D, Schedule E/F, or Schedule G to fill out Column 2.

		Your codebtor or, Street, City, State			Column 2: The creditor to whom you owe the debi Check all schedules that apply:
3.1	Name				Schedule D, line
					☐ Schedule E/F, line ☐ Schedule G, line
	Number City	Street	State	ZIP Code	
3.2					☐ Schedule D, line
	Name				☐ Schedule E/F, line
					☐ Schedule G, line
	Number	Street			-
	City		State	ZIP Code	

Official Form 106H Software Copyright (c) 1996-2021 Best Case, LLC - www.bestcase.com

Schedule H: Your Codebtors

Page 1 of 1 Best Case Bankruptcy

# Case 8:21-bk-11710-ES Doc 22 Filed 10/14/21 Entered 10/14/21 17:12:48 Desc Main Document Page 28 of 31

Fill in this inform	nation to identify your	case:		
Debtor 1	Jamie Lynn Gallia			
Debtor 2	First Name	Middle Name	Last Name	
(Spouse if, filing)	First Name	Middle Name	Last Name	
United States Bar	nkruptcy Court for the:	CENTRAL DISTR	RICT OF CALIFORNIA-SANTA ANA DIVISION	
Case number 8	3:21-bk-11710-ES			Check if this is an amended filing
	t of Intentio		viduals Filing Under Chapter	7 12/15
creditors have you have lease You must file this whicher on the f	ver is earlier, unless th form	ur property, or and the lease has n of thin 30 days after le court extends th		reditors and lessors you list
	nd accurate as possib our name and case nur		s needed, attach a separate sheet to this form. On th	e top of any additional pages,
Part 1: List Yo	our Creditors Who Have	Secured Claims		
		art 1 of Schedule D	: Creditors Who Have Claims Secured by Property (	Official Form 106D), fill in the
Information be Identify the cre	low. ditor and the property t	nat is collateral	What do you intend to do with the property that secures a debt?	Did you claim the property as exempt on Schedule C?
Creditor's	10-4116		ė.	Hospital
name:	J-Pad, LLC,		☐ Surrender the property. ☐ Retain the property and redeem it.	□ No
Description of property	16222 Monterey Lr Huntington Beach		Retain the property and enter into a Reaffirmation Agreement.  Retain the property and [explain]:	Yes
securing debt:	debt: Orange County APN: 891-569-62; 201 Custom Villa Manufa Home. Decal No. LB Serial Number AC7V	ifactured LBM1081. 7V710394GB	= Netall the property and [explain].	
	56'x15'2"; Serial N AC7V710394GA 60		Retain	
Creditor's Ja	anine Jasso		Surrender the property.	□No
Description of	16222 Monterey Lr Huntington Beach Orange County APN: 891-569-62; Custom Villa Manu Home. Decal No. I	, CA 92649 2014 Skyline Ifactured	Retain the property and redeem it. Retain the property and enter into a Reaffirmation Agreement.	■ Yes
Official Form 108		Statement of l	ntention for Individuals Filing Under Chapter 7	pilo s
	one and must e		iterition for individuals riling Under Chapter /	page 1
onware Copyright (c) 1	996-2021 Best Case, LLC - www	v.pestdasg.com		Best Case Bankrupt

Description of property and enter into a Realimination Agreement.    Retain the property and enter into a Realimination Agreement.	ebtor 1 Jamie Lynn Gallian	Case number (# known)			
Description of property and redeem it. Retain the property and redeem it. Retain the property and redeem it. Retain the property and feeter into a Restlimation Agreement.  Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach Gables huntington Beach Gables. Huntington Beach Gables huntington Beach Gables. Huntington Beach Gables huntington Beach Gables. Huntington Beach Gables huntington Beach Gables. Huntington Beach Gables huntington Beach Gables. Homeowners Association. Retain the property and redeem it. Retain the property and enter into a Restlimation Agreement. Property and redeem it. Retain the property and enter into a Restlimation Agreement. Property and redeem it. Retain the property and enter into a Restlimation Agreement. Property and redeem it. Retain the property and redee	Description of property Location: 16222 Monterey Ln #376, Huntington Beach CA 92649	Retain the property and enter into a Reaffirmation Agreement.	■ Yes		
name: Homeowners Association  Dascription of property securing debt: The Huntington Beach, CA 92649 Orange County Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach Gables Huntington Beach, CA 92649 Orange County Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach Gables Huntington Beach, CA 92649 Orange County Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach, CA 92649 Orange County Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach Gables Homeowners Association  Creditor's The Huntington Beach Gables Homeowners Association  Description of AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach Gables Homeowners Association  Description of Homeowners Association  Description of Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach Gables Homeowners Association  Description of Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach Gables Homeowners Association  Description of Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach Gables Homeowners Association  Description of Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach, CA 92649  Orange County Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Creditor's The Huntington Beach, CA 92649  Orange County Title registered HCD to Debtor AND COT J-Pad, LLC; LBM 1081  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter	name:  Description of property Huntington Beach, CA 92649 Securing debt: Orange County Title registered HCD to Debtor	☐ Retain the property and redeem it. ☐ Retain the property and enter into a Reaffirmation Agreement. ■ Retain the property and [explain]:  Debtor will retain collateral & continue to			
name: Homeowners Association  Description of property Securing debt: Title registered HCD to Debtor AND COT J-Pad, LLC; LBM1081  Creditor's The Huntington Beach Gables name: HOMEOWNERS ASSOCIATION  Description of property Securing debt: Description of property Securing debt: Description of property and securing debt: Description of property Securing debt: Description of property Securing debt: Description of property Securing debt: Description of property Securing debt: Description of property Securing debt: Description of Description of Description of Description of Description of Description of Property Securing debt: Description of Descript	Description of property securing debt: Homeowners Association  16222 Monterey Ln #376 Huntington Beach, CA 92649  Orange County  Title registered HCD to Debtor	<ul> <li>□ Retain the property and redeem it.</li> <li>□ Retain the property and enter into a Reaffirmation Agreement.</li> <li>■ Retain the property and [explain]:</li> </ul>	= 11		
name: HOMEOWNERS ASSOCIATION  Description of property and redeem it.  Description of property and redeem it.  Description of property and redeem it.  Description of property and redeem it.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and [explain]:  Retain the property and [explain]:  Retain the property and [explain]:  avoid lien using 11 U.S.C. § 522(f)  art 2: List Your Unexpired Personal Property Leases or any unexpired personal property lease that you listed in Schedule G: Executory Contracts and Unexpired Leases (Official Form 1060), the information below, Do not list real estate leases. Unexpired leases are leases that are still in effect; the lease period has not yet ended to unay assume an unexpired personal property lease if the trustee does not assume it. 11 U.S.C. § 365(p)(2).  Retain the property and redeem it.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and enter into a Reaffirmation Agreement.  Retain the property and explain]:	name: Homeowners Association  Description of property securing debt: Title registered HCD to Debtor	<ul> <li>□ Retain the property and redeem it.</li> <li>□ Retain the property and enter into a Reaffirmation Agreement.</li> <li>■ Retain the property and [explain]:</li> </ul>			
or any unexpired personal property lease that you listed in Schedule G: Executory Contracts and Unexpired Leases (Official Form 106G), if the information below. Do not list real estate leases. Unexpired leases are leases that are still in effect; the lease period has not yet ended to may assume an unexpired personal property lease if the trustee does not assume it. 11 U.S.C. § 365(p)(2).  Describe your unexpired personal property leases  Will the lease be assumed?  Will the lease be assumed?	name: HOMEOWNERS ASSOCIATION  Description of property Huntington Beach, CA 92649  Orange County Title registered HCD to Debtor	<ul> <li>□ Retain the property and redeem it.</li> <li>□ Retain the property and enter into a Reaffirmation Agreement.</li> <li>■ Retain the property and [explain]:</li> </ul>			
fficial Form 108 Statement of Intention for Individuals Filling Under Chapter 7 pag	the information below. Do not list real estate leases. Upon may assume an unexpired personal property lease in	d in Schedule G: Executory Contracts and Unexpir nexpired leases are leases that are still in effect; the	ne lease period has not yet ended. (2).		
	Describe your unexpired personal property leases		will the lease be assumed?		
		Intention for Individuals Filing Under Chapter 7	page		

Debtor 1 Jami	e Lynn Gallian	Case number (if lo	nown) 8:21-bk-11710-ES
property	Serial Number AC7V710394GB	Retain the property and [explain]:	
securing debt:	56'x15'2"; Serial Number AC7V710394GA 60'x15'2".	Lien To Be Avoided By 522(f) or Other means	1
Creditor's H	untington Beach Gables	172-17-17-17	
Homeowners	s Association	☐ Surrender the property.	□ No
name:		Retain the property and redeem it.	Yes
Acres and	Name of the last of the last	Retain the property and enter into a	- 163
Description of property	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649	Reaffirmation Agreement.	
	Our name Outstand	Retain the property and [explain]:	
securing debt:	APN: 891-569-62; 2014 Skyline	- Netall the property and [explain].	
	Custom Villa Manufactured	Lien to be Avoided by 522(f) or Other	
	Home. Decal No. LBM1081.	means	
	Serial Number AC7V710394GB		
	56'x15'2"; Serial Number		
	AC7V710394GA 60'x15'2".		
	our Unexpired Personal Property Leases	i d in Schedule G: Executory Contracts and Unex	
the information	n below. Do not list real estate leases. U	nexpired leases are leases that are still in effect	to the lease period has not yet ended
ou may assume	an unexpired personal property lease it	f the trustee does not assume it. 11 U.S.C. § 365	(p)(2).
		A disease aggreen a san an salah bisana di an	
Describe your un	nexpired personal property leases		Will the lease be assumed?
and and a section			400
essor's name:	Hyundai Capital America		□ No
Description of lea	end		4200
roperty:	sed		Yes
200			
	Vehicle lease for 2020 Kia Spe	ortage. Expires 12/1/2022	
essor's name:			
essors name:			
Description of lea	sed		<u> </u>
Property:	***		
on a leine D	ia		
art 3: Sign B	elow		
nder nenalty of	perjupy I declare that I have indicated a	ny intention about any property of my estate tha	Parameter a date and and a construct
roperty that is s	ubject to an unexpired lease	ly intention about any property of my estate tha	it secures a dept and any personal
	Stroll.		
K A	HU RELLEN	X	
Jamje/Lyn	n Gallian	Signature of Debtor 2	
Signature of			
U	12/11/12-		
Date	10/14/2021	Date	
	,		
			5
fficial Form 108	Ciniam-1	ntention for ladisduals Piller Hadre Observer	2227
iiciai Form 108	Statement of I	ntention for Individuals Filing Under Chapter 7	page 2
itware Copyright (c) 19	996-2021 Best Case, LLC - www.bestcase.com		Beet Case Bankruptoy
	The state of the s		

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#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 5801 Skylab
Huntington Beach, CA 92649

A true and correct copy of the foregoing document entitled (specify): Summary of Amended Schedules, or Statements will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General
Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On
8-14-2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the
following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Jeffrey I Golden (TR) | Iwerner@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com D. Edward Hays ehays@marshackhays.com Valerie Smith claims@recoverycorp.com United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov ☐ Service information continued on attached page , I served the following persons and/or entities at the last known 2. SERVED BY UNITED STATES MAIL: On (date) addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method \_\_, I served the following for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date)\_ persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct Robert Mclelland

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Signature

December 2015

10-14-2021 Date

Printed Name

Page 2

F 1007-1.1.AMENDED.SUMMARY

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EXHIBIT 33

### Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 1 of 26

OURT TA ANA DIVISION 21-bk-11710-ES AMENDED
TA ANA DIVISION 21-bk-11710-ES  AMENDED
TA ANA DIVISION 21-bk-11710-ES  AMENDED
21-bk-11710-ES AMENDED
AMENDED
UMMARY OF AMENDED SCHEDULES, STATEMENTS [LBR 1007-1(c)]
e on the Court's website itors on the original) is also required as an reditors being added?
being amended: E/F ☑ Schedule G
J-2 Statement of Financial Affairs
t of Master Mailing List
ynn Gallian  gnature (if applicable)
t

NOTE: It is the responsibility of the Debtor, or the Debtor's attorney, to serve copies of all amendments on all creditors listed in this Summary of Amended Schedules, Master Mailing List, and/or Statements, and to complete and file the attached Proof of Service of Document.

Page 1

Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 2 of 26

#### **AMENDED**

#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 5801 SKYLAB ROAD, HUNTINGTON BEACH, CA 92647

A true and correct copy of the foregoing document entitled (*specify*): **Summary of Amended Schedules and Statements** will be served 11/16/2021 or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On 11-16-2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below Jeffrey I Golden (TR) | Iwerner@wgllp.com, jlg@trusteesolutions.net; kadele@wgllp.com D. Edward Hays ehays@marshackhays.com; ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ec.courtdrive.com; Laila Masud Imasud@marshackhays.com, Imasud@ecf.courtdrive.com. kfrederick@ecf.courtdrive.com Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com claims@recoverycorp.com Valerie Smith United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov Service information continued on attached page 2. SERVED BY UNITED STATES MAIL: On , I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 11/16/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. **Huntington Beach Gables HOA** Janine Jasso, Esq. 16025 Warmingon Lane Service information continued on attached c/o Feldsott & Lee page 23161 Mill Creek Drive, Suite 300 Huntington Beach, CA 92649 Laguna Hills, CA 92653 P.O. Box 370161 Email: feldsott@gmail.com El Paso, TX 79937 Email: j9 jasso@yahoo.com mpoole@calhoalaw.com I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Robert McLelland **ROBERT MCLELLAND** 11-16-2021 Signature Date Printed Name

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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## Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 3 of 26

Fill	in this info	ormation to identify	your case and	this filin	g:					
Deb	otor 1	Jamie Lynn	Gallian							
Dak	stor 2	First Name	Mic	ddle Name		Last Name				
	otor 2 use, if filing)	First Name	Mic	dle Name		Last Name				
Uni	ted States I	Bankruptcy Court for	the: CENTRA	AL DISTR	ICT OF C	ALIFORNIASAN	TA ANA DIVIS	ION		
Cas	se number	8:21-bk-11710-l	=9						Objects (City)	
-		0.21 08 11710							Check if this is an amended filing	
Of	ficial F	orm 106A/E	}							
Sc	chedu	ile A/B: P	roperty						12/15	
think infor	it fits best. mation. If m ver every qu	Be as complete and ore space is needed,	accurate as poss attach a separate	ible. If two sheet to t	married p his form. (	eople are filing toge On the top of any ad	ether, both are e Iditional pages,	qually responsible for	in the category where you supplying correct ase number (if known).	
1. De	o you own o	or have any legal or ec	uitable interest i	n any resid	lence, buil	ding, land, or simila	ar property?			
Г	No. Go to F	Part 2		-						
		e is the property?								
1.1	Tract 10	Located on APN 178-011-01 Tract 10542, Unit 4, Lot 376 16222 Monterey Ln. Spc 376 Street address, if available, or other description			Dupley or multi unit building the ar			the amount of any secu	claims or exemptions. Put tred claims on Schedule D: laims Secured by Property.	
	Hunting	ton Beach CA	<b>92649-0000</b> ZIP Code	_ 🗖	Land Investme	tured or mobile home ent property	e	Current value of the entire property? \$235,000.00	Current value of the portion you own? \$235,000.00	
					☐ Timeshare ☐ Other  Who has an interest in the property? Che ☐ Debtor 1 only		y? Check one		re of your ownership interest ole, tenancy by the entireties, or nown.	
	Orange					•				
	County				At least o	and Debtor 2 only one of the debtors an ion you wish to add fication number:		(see instructions)	ommunity property	
				No.	LBM108			Villa Manufacture 394GB 56'x15'2";		
	pages you	ollar value of the po I have attached for	ortion you own Part 1. Write th	for all of at numbe	your entrer here	ries from Part 1, ii	ncluding any o	entries for =>	\$235,000.00	
Part	2: Descril	be Your Vehicles								

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on Schedule G: Executory Contracts and Unexpired Leases.

Official Form 106A/B Schedule A/B: Property page 1

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D	ebtor 1	Jamie Lynn	Gallian	Case number (if known)	8:21-bk-11710-ES
3.	Cars, var	ns, trucks, tract	ors, sport utility vehicles, motorcycle		
	■ Yes	Lease 2020	Kia Sportage Expires 12/2022		
	□ No				
			or homes, ATVs and other recreational vehicles, other vel motors, personal watercraft, fishing vessels, snowmobiles, mo		
	■ No				
	☐ Yes				
5			the portion you own for all of your entries from Part 2, inceed for Part 2. Write that number here		\$0.00
Pa	art 3: Des	cribe Your Perso	nal and Household Items		
		·	egal or equitable interest in any of the following items?		Current value of the portion you own? Do not deduct secured claims or exemptions.
6.	Example ☐ No	Id goods and for street Major appliant Describe	urnishings ces, furniture, linens, china, kitchenware		
	Tes.	Describe			
			Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntil 92649	ngton Beach CA	\$3,500.00
			waterford crystal set red and white wine glasses		\$1,000.00
7.	□ No	s: Televisions ar	nd radios; audio, video, stereo, and digital equipment; comput phones, cameras, media players, games	ers, printers, scanners; music c	ollections; electronic devices
			Wall television, computer, printer and peripherals		
			Location: 16222 Monterey Lane, Space 376, Huntil 92649	ngton Beach CA	\$500.00
8.	Example  ☐ No		figurines; paintings, prints, or other artwork; books, pictures, ons, memorabilia, collectibles  Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649	or other art objects; stamp, coin,	or baseball card collections;
			Lladro figurine collection (20)		\$1,900.00
9.	Example —	nt for sports ar s: Sports, photo musical instru	graphic, exercise, and other hobby equipment; bicycles, pool t	tables, golf clubs, skis; canoes	and kayaks; carpentry tools;
	■ No □ Yes. □	Describe			
10			s, shotguns, ammunition, and related equipment		
	■ No □ Yes. I	Describe			
	ficial Form	106A/B	Schedule A/B: Property		page 2
Sof	tware Copyric	ht (c) 1996-2021 Bes	t Case, LLC - www.bestcase.com		Best Case Bankruptcy

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Debtor 1	Jamie Lynn (	Gallian		Case number (if ki	nown)	8:21-bk-11710-ES
11. Clothe	es					
		othes, fur	s, leather coats, designer	wear, shoes, accessories		
Yes.	Describe					
			clothing on: 16222 Monterey L	ane, Space 376, Huntington Beach CA		\$1,000.00
		1				<u> </u>
□ No	ples: Everyday jev	welry, cos	stume jewelry, engagemer	nt rings, wedding rings, heirloom jewelry, watches, ge	ems, go	old, silver
■ Yes.	Describe					
		chains	s/bracelets, and earring	s. old); costume jewelry, misc. non-gold ngs. .ane, Space 376, Huntington Beach CA		
		92649				\$1,000.00
Exam	arm animals ples: Dogs, cats, I	oirds, hor	ses			
<b>—</b> 103.	Describe					
		5-year	old Wired Terrier Do	9		\$25.00
■ No	ther personal and		-	lready list, including any health aids you did not l	list	
<b>—</b> 103.	Olve specific line	orridaori.	••••		Г	
		-	-	including any entries for pages you have attache	∌d	\$8,925.00
Part 4: De	escribe Your Finance	nial Accet	•		_	
			quitable interest in any o	of the following?		Current value of the portion you own? Do not deduct secured claims or exemptions.
16. <b>Cash</b> Exam ■ No □ Yes.		Í	our wallet, in your home, in	n a safe deposit box, and on hand when you file your	<sup>-</sup> petitio	n
				certificates of deposit; shares in credit unions, broke the same institution, list each.	erage h	ouses, and other similar
□ No ■ Yes.				Institution name:		
		17.1.	EDD Debit account	Bank of America		\$3,793.00
		17.2.	Savings	Alliant Credit Union-Only funds are Covid relief funds from the government.	i-19	\$1,407.00
			=			

Official Form 106A/B Schedule A/B: Property page 3

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Best Case Bankruptcy

## Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 6 of 26

Debtor 1	Jamie Lynn Gallian	l	Case num	nber (if known) 8:21-l	ok-11710-ES
	17.3.	Savings	Alliant Credit UnionOnly funds are relief funds from the government.	e Covid-19	\$2,600.00
	s, mutual funds, or publi ples: Bond funds, investm		rokerage firms, money market accounts		
☐ Yes.		Institution or issuer	r name:		
joint v □ No	venture	-	porated and unincorporated businesses, includi	ng an interest in an l	LC, partnership, and
Yes.	Give specific information Name of entity:	about them	 % of owl	nershin:	
	astle Co, LLC single ı	member entity cu	urrently has a bank account of	neranip.	
Original HCD Reg mediatio agreeme Houser E pe held i	istration was transfel n with RDRMHE Park nt with HCD Registerd Bros RDR Park Owner n name other than an	rred to debtor on in UD Case. Par ed Applicant, J-S /Manager, Park F individual; How	istration to Debtor's residence. In 2/25/2021 after voluntary It refused to countersign lease Isandcastle Co LLC. According to Rules allegedly forbid home to Ivever, Park allow homes titled in In RDRMHE Park Rules.	100 %	\$ 500.00
Rey MHE 0-yr. Ma ract 105 romisso pprox, \$	. J-Pad, LLC Holder o mufactured Home Tra 542, Unit 4, Lot 376. J ory Note (\$175,000 & \$	of COTA perfect of nsaction secured Pad, LLC Holde (588,000). Matures	ember 2021, returned from Rancho Del ed 1/14/2019. UCC-1 AD filed 1/14/2019, d by LBM1081, located on APN 178-011-16 or of Security Agreement, dated 11/16/18, s 2048. Various minimal debts owed med frivolous costly ongoing litigation	, 33-1/3 % _	\$ 75,000.00
Negoti	<i>iable instruments</i> include p	personal checks, cas	otiable and non-negotiable instruments shiers' checks, promissory notes, and money orders ansfer to someone by signing or delivering them.	S.	
_	. Give specific information Iss	about them uer name:			
	ment or pension accoun ples: Interests in IRA, ERI		403(b), thrift savings accounts, or other pension or	profit-sharing plans	
Yes.	List each account separa Type	tely. of account:	Institution name:		
	IRA		Fidelity		\$ 7,400.00
Your s		s you have made so	o that you may continue service or use from a comp public utilities (electric, gas, water), telecommunica		thers
■ No.			Institution name or individual:		
3. <b>Annui</b> ■ No	ties (A contract for a perio	odic payment of mon	ney to you, either for life or for a number of years)		
	lssuer nan	ne and description.			
			qualified ABLE program, or under a qualified sta	ate tuition program.	
	.C. §§ 530(b)(1), 529A(b), m 106A/B	and 529(B)(T).	Schedule A/B: Property		page

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Best Case Bankruptcy

## Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 7 of 26

Debto	or 1 <u>Jan</u>	nie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
	No				
	Yes	. Institution nar	me and description. Separately	file the records of any interests.11 U.S.C. § 521(c)	:
25. <b>Tr</b>		able or future interes	sts in property (other than an	ything listed in line 1), and rights or powers exe	ercisable for your benefit
		specific information at	out them		
E	<i>xamples:</i> In		trade secrets, and other inte, websites, proceeds from roya		
		anacific information of	acut tham		
		specific information at			
	xamples: B	nchises, and other of uilding permits, exclus		ciation holdings, liquor licenses, professional licens	es
	Yes. Give	specific information at	oout them		
Mone	y or prope	rty owed to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
28. <b>Ta</b>	x refunds	owed to you			
		<b>,</b>			
	Yes. Give s	pecific information ab	out them, including whether yo	u already filed the returns and the tax years	
	•		alimony, spousal support, child	support, maintenance, divorce settlement, property	settlement
	Yes. Give s	pecific information			
	xamples: U			y benefits, sick pay, vacation pay, workers' compe	nsation, Social Security
Ш	Yes. Give s	specific information			
	xamples: H	nsurance policies ealth, disability, or life	insurance; health savings acco	ount (HSA); credit, homeowner's, or renter's insurar	nce
		the insurance compa	ny of each policy and list its val	lue.	
		•	pany name:	Beneficiary:	Surrender or refund value:
lf	you are the omeone has	beneficiary of a living	ue you from someone who ha g trust, expect proceeds from a	as died life insurance policy, or are currently entitled to rec	eive property because
=	Yes. Give	specific information		rles J. Bradley, Jr. Case No. 30-2017-0091 , proceeds will pass to debtor.	5711.
		millior	n, June 2020, denied by A	es James Bradley Jr. filed by debtor for \$1 dministrator, Sandra Bradley, approx. ther any recovery will be awarded.	l Unknown

Official Form 106A/B Schedule A/B: Property page 5

## Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 8 of 26

Debtor 1	Jamie Lynn Gallian	Case number (if known)	8:21-bk-11710-ES
33. Claims	against third parties, wheth	er or not you have filed a lawsuit or made a demand for payment	
_ `	Describe each claim. Wi	sputes, insurance claims, or rights to sue ongful termination against United Airlines. No lawsuit filed. aim filed Collective Bargaining with Association of Flight Attendants under ilway Labor Act. Arbitration with Compa\ny & AFA requested and being pur	suod Unknown
34. Other o		claims of every nature, including counterclaims of the debtor and rights to	
□ No			
■ Yes.	Describe each claim		
34.1	transaction May 20	dra Bradley and Houser Bros Co for failure to disclose real estate 010, that ultimately lead to recordation of Grant Deed Doc # 37-63-053, Unit 53 in name of Houser Bros instead of intended L. Bradley Trust. No lawsuit filed yet.	Unknown
	Possible claim ag	ainst Sandra Bradley for failure to disclose previous alleged	
34.2	•	connection with improvements to Unit 53 in 2014, 2015, 2016, at	
	Alderport, that occ	curred prior to debtor became legal owner of the Alderport property e subject of 4/11/2017 FAC 5/16/2017, Gables HOA civil complaint.	on Unknown
34.3	Co. dba Rancho Del Rey violations of MRL §798, entry; forcible detainer, filed 1/2/19. Failure to c	Tract 10542 Master Lessor Houser Bros Co. and Park Manager Hous Mobilehome Estates for Violation(s) Davis Stirling Act; Civil Code; et seq. multiple acts (retaliation, discrimination, trespassing/unlaw wrongful eviction, failure to timely pursue/prosecute frivolous UD counter sign Consumer Lease Agreement with Applicant(s); Registe chase 2014 Skyline Custom Villa, LBM1081	ful laim
	-	award of Attorney Fees under Davis Stirling Act; CA Civil Code; and (MRL	Unknown
34.4	Personal Injury claim pe et al. Case No. 30-2020-0	nding against Huntington Beach Gables HOA; Jesus Jasso, Jr	
		Estimated damages approximately \$195,000.	Unknown
34.5	Due to pending liti	gation Potential right of debtor to reversionary interest in Unit 53, ι	nexpired Ground
34.3	178-011-01; 178-011-16, Original Master Le Robert P. Warmington, a assigned Declarant Rob Declarant to various cor Subcondominium Lease to CC&Rs filed OC Clerk	ominum Leasehold in Condominium Project Lot 1 & 2, Tract 10542, Holding Alternate APN 178-771-03; Unit 53 APN 937-63-053; ssor Houser Bros Co. and Robert P. Warmington, an Ind. Original T in Ind. Sublessor, assigned to Robert P. Warmington Company, Suert P. Warmington Co. Sublessor assigned certain rights of issumers until 2059, termination 80-year GroundLeasehold and hold; Further rights clarified by Master Lessor and Sublessor in F. Recorder, 8/5/1980, Doc No. 8005, detailing Consumer's Interest in ominium Leasehold relative to Lot 1 & 2 Tract 10542, City of Hunti	enant; bleasee; Further irst Amendment Master Ground
	HOA seek a voiding of the Ground Leasehold and Stor value, Randall Nickel	Gables HOA has a filed cross-complaint pending OCSC, in which (ne debtors sale of unencumbered rights in debtors previous reside SubCondominium Leasehold sold on 10/31/2018 to a bona fide pures, including rights of Assignment of unexpired term of 80 yr Groundominium Leasehold from Debtor to purchaser Randall Nickels).	nce; chaser
34.6	Potential Victim restitution	on Order from Defendant Jesus Jasso, Jr, OCSC Case No. 19WM09951 Approx. economic damages \$ 73,000.00	Unknown
35 Any fin	nancial assets you did not al	roady liet	
□ No	Give specific information	CA COVID-19 relief from State of California for rent relief (debtor applied approx June 9,2021. CA Covid-19 Relief Award October 27, 2021. Not property of the estate	s \$24,301.55
		entries from Part 4, including any entries for pages you have attached	\$ 115,001.55
Part 5: Des	scribe Anv Business-Related Pr	└ operty You Own or Have an Interest In. List any real estate in Part 1.	

Describe Any Business-Related Property You Own or Have an interest in. List any real estate in Pal

Schedule A/B: Property

page 6

Official Form 106A/B

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## Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 9 of 26

Deb	otor 1 Jamie Lynn Gallian	Case number (if known)	8:21-bk-11710-ES
	Do you own or have any legal or equitable interest in any business-related property?  No. Go to Part 6.  Yes. Go to line 38.		
Part	6: Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an If you own or have an interest in farmland, list it in Part 1.	Interest In.	
46.	Do you own or have any legal or equitable interest in any farm- or commercial  ■ No. Go to Part 7.  □ Yes. Go to line 47.	fishing-related property?	
Part	Describe All Property You Own or Have an Interest in That You Did Not List Abo	ove	
	Do you have other property of any kind you did not already list?  Examples: Season tickets, country club membership  No  Yes. Give specific information  Add the dollar value of all of your entries from Part 7. Write that number here	·	\$0.00
Part			
<ul><li>55.</li><li>56.</li><li>57.</li><li>58.</li><li>59.</li><li>60.</li><li>61.</li></ul>	Part 3: Total personal and household items, line 15 \$8,925  Part 4: Total financial assets, line 36 \$115,00  Part 5: Total business-related property, line 45  Part 6: Total farm- and fishing-related property, line 52 \$0	<del></del>	\$235,000.00
62.	Total personal property. Add lines 56 through 61 \$123,92	26.55 Copy personal property	total <b>\$123,926.55</b>
63.	Total of all property on Schedule A/B. Add line 55 + line 62		\$358,926.55

Official Form 106A/B Schedule A/B: Property page 7

### Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 10 of 26

Fill in this information to identify your case:						
Debtor 1	Jamie Lynn Gallian					
	First Name	Middle Name	Last Name			
Debtor 2						
(Spouse if, filing)	First Name	Middle Name	Last Name			
United States Bankruptcy Court for the:		CENTRAL DISTRICT C	OF CALIFORNIASANTA ANA DIVISION			
Case number	8:21-bk-11710-ES					

Official Form 106C

### Schedule C: The Property You Claim as Exempt

4/19

Check if this is an amended filing

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

Pa	art 1: Identify the Property You Claim as E	xempt									
1.	Which set of exemptions are you claiming? Check one only, even if your spouse is filing with you.										
	■ You are claiming state and federal nonban	■ You are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(3)									
	☐ You are claiming federal exemptions. 11 t	J.S.C. § 522(b)(2)									
2.	For any property you list on Schedule A/B that you claim as exempt, fill in the information below.										
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Amo	ount of the exemption you claim	Specific laws that allow exemption						
		Copy the value from Check only one box for each exemption. Schedule A/B									
	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange	\$235,000.00		\$600,000.00	C.C.P. § 704.730						
	County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from Schedule A/B: 1.1			100% of fair market value, up to any applicable statutory limit							
	Misc. household goods and furnishings	\$3,500.00		\$3,500.00	C.C.P. § 704.020						
	Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 6.1			100% of fair market value, up to any applicable statutory limit							
	waterford crystal set red and white	\$1,000.00		\$1,000.00	C.C.P. § 704.040						
	wine glasses Line from Schedule A/B: 6.2			100% of fair market value, up to any applicable statutory limit							

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 1 of 3

tor 1 Jamie Lynn Gallian	Current value of the	A	Case number (if known)	8:21-bk-11710-ES
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own		ount of the exemption you claim	Specific laws that allow exemption
	Copy the value from Schedule A/B	Che	ck only one box for each exemption.	
Wall television, computer, printer and peripherals	\$500.00		\$500.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649			100% of fair market value, up to any applicable statutory limit	
Line from Schedule A/B: <b>7.1</b>				
Lladro figurine collection (20) Line from Schedule A/B: 8.1	\$1,900.00		\$1,900.00	C.C.P. § 704.040
•			100% of fair market value, up to any applicable statutory limit	
Misc. clothing Location: 16222 Monterey Lane,	\$1,000.00		\$1,000.00	C.C.P. § 704.020
Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 11.1			100% of fair market value, up to any applicable statutory limit	
Movado wrist watch (20 yrs. old);	\$1,000.00		\$1,000.00	C.C.P. § 704.040
costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 12.1			100% of fair market value, up to any applicable statutory limit	
5-year old Wired Terrier Dog Line from Schedule A/B: 13.1	\$25.00	•	\$25.00	C.C.P. § 704.020
Lille Hotti Schedule A/B. 13.1			100% of fair market value, up to any applicable statutory limit	
EDD Debit account: Bank of America Line from Schedule A/B: 17.1	\$3,793.00		\$3,793.00	C.C.P. § 704.225
Line Iron Scriedule A/B. 17.1			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$1,407.00		\$1,407.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.2			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$381.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$2,219.00	C.C.P. § 704.225
the government. Line from <i>Schedule A/B</i> : <b>17.3</b>			100% of fair market value, up to any applicable statutory limit	
IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00		\$7,400.00	C.C.P. § 704.115(a)(1) & (2)
LINE HOLL SCHEUUIC AVD. Z I. I			100% of fair market value, up to	(b)

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 2 of 3

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#### 

De	ebtor 1 Jamie Lynn Gallian				Case number (if known)	8:21-bk-11710-ES
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Amount of the exemption you claim		exemption you claim	Specific laws that allow exemption
		Copy the value from Schedule A/B	Che	ck only one b	oox for each exemption.	
	IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00			\$7,400.00	11 U.S.C. § 522(b)(3)(C)
	Line nom schedule A/B. 21.1				air market value, up to cable statutory limit	
	Personal Injury claim against Huntington Beach Gables HOA;	Unknown	•		\$195,000.00	C.C.P. § 704.140
	Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000. Line from Schedule A/B: 34.4				air market value, up to cable statutory limit	
	Potential Award Victim Restitution OCSC	Unknown	X	X	\$73,000.00	C.C.P. 704.140
	19WM09951 Line from Schedule A/B: 34.6			100% of fair market value, up to any applicable statutory limit		
3.	Are you claiming a homestead exemption (Subject to adjustment on 4/01/22 and every No Yes. Did you acquire the property cover	3 years after that for ca	ases fil		,	,
	□ No					

Yes

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Fill in this information to identify your case:							
Debtor 1	Jamie Lynn Gallia	Middle Name	Last Name				
Debtor 2	riist Name	Middle Name	Last Name				
(Spouse if, filing) First Name		Middle Name	Last Name				
United States Bankruptcy Court for the:		CENTRAL DISTRICT	OF CALIFORNIASANTA ANA DIVISION				
Case number (if known)	8:21-bk-11710-ES						

Check if this is an amended filing

### Official Form 106G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the additional page, fill it out, number the entries, and attach it to this page. On the top of any additional pages, write your name and case number (if known).

- 1. Do you have any executory contracts or unexpired leases?
  - ☐ No. Check this box and file this form with the court with your other schedules. You have nothing else to report on this form.
  - Yes. Fill in all of the information below even if the contacts of leases are listed on Schedule A/B:Property (Official Form 106 A/B).
- List separately each person or company with whom you have the contract or lease. Then state what each contract or lease is for (for example, rent, vehicle lease, cell phone). See the instructions for this form in the instruction booklet for more examples of executory contracts and unexpired leases.

Р	erson or company with whom you have the contract or lease Name, Number, Street, City, State and ZIP Code	State what the contract or lease is for
2.1	Houser Bros. Co. dba Rancho Del Rey Mobilehome Est. 17610 Beach Blvd. Ste. 32 Huntington Beach, CA 92647	Unexpired Ground lease Tract 10542, Unit 4, Lot 376 located at 16222 Monterey Lane, Huntington Beach, California APN 178-011-01.
2.2	Hyundai Capital America PO BOX 269011 Plano, TX 75026	Vehicle lease for 2020 Kia Sportage. Expires 12/1/2022

## Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 14 of 26

Fill in this	s information to identify your	case:		
Debtor 1	Jamie Lynn Gallia	an		
	First Name	Middle Name	Last Name	
Debtor 2 (Spouse if, fili	ing) First Name	Middle Name	Last Name	
				AMA PIN ((2) (A)
United Sta	ates Bankruptcy Court for the:	CENTRAL DISTRICT OF (	CALIFORNIASANTA	ANA DIVISION
Case num	ber 8:21-bk-11710-ES			
(if known)				■ Check if this is an
				amended filing
Officia	l Form 106H			
_	dule H: Your Cod	obtore		40/45
Scried	iule n. Toul Cou	enioi s		12/15
fill it out, a your name  1. Do  No Yes  2. With Arizon	and number the entries in the e and case number (if known) you have any codebtors? (If	boxes on the left. Attach the Answer every question.  you are filing a joint case, do  lived in a community prop Nevada, New Mexico, Puerte	not list either spouse a not list either spouse a erty state or territory o Rico, Texas, Washin	? (Community property states and territories include
	□No			
	■ Yes.			
	In which community state	e or territory did you live?	California	. Fill in the name and current address of that person.
	Ronald Pierpont			
	4519 Ponderosa Way Yorba Linda, CA 928	•		
	Name of your spouse, former spo Number, Street, City, State & Zip	ouse, or legal equivalent		
in line Form out C	lumn 1, list all of your codebt e 2 again as a codebtor only i 106D), Schedule E/F (Official olumn 2.	ors. Do not include your sp f that person is a guarantor	or cosigner. Make si	if your spouse is filing with you. List the person show ure you have listed the creditor on Schedule D (Offic SG). Use Schedule D, Schedule E/F, or Schedule G to
	Column 1: Your codebtor Name, Number, Street, City, State and ZI	P Code		Column 2: The creditor to whom you owe the debt Check all schedules that apply:
3.1				☐ Schedule D, line
-	Name			☐ Schedule E/F, line
				☐ Schedule G, line
-	Number Street			-
	City	State	ZIP Code	
3.2	Name			Schedule D, line
	Ivallic			☐ Schedule E/F, line
				☐ Schedule G, line

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Street

State

Number

City

Schedule H: Your Codebtors

ZIP Code

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Fill	in this information to	identify your ca	se.							
		Jamie Lynn (								
	otor 2 use, if filing)					_				
Uni	ted States Bankrupto	cy Court for the:	CENTRAL DISTRICT ANA DIVISION	OF CALIFORNIAS	ANTA	_				
Cas	se number 8:21	-bk-11710-ES	<b>S</b>			Ch	eck if this is:			
(If kr	nown)					l <u> </u>		d filing ent showing po as of the follow		chapter
0	fficial Form	<u> 1061</u>					MM / DD/ Y	YYY		
S	chedule I: Y	our Inco	ome							12/15
sup spo	plying correct informuse. If you are sepa ch a separate sheet	mation. If you a rated and your	ible. If two married peo are married and not filin spouse is not filing wi on the top of any additi	ng jointly, and your th you, do not inclu	spouse i de inforr	s living wi nation abo	th you, included the second the s	ude informationuse. If more s	on about y space is n	your eeded,
1.	Fill in your employ information.	yment		Debtor 1			Debtor 2	or non-filing	spouse	
	If you have more than one job,		Employment status	☐ Employed		☐ Emplo	yed			
	attach a separate page with information about additional		Employment status	■ Not employed		☐ Not e	mployed			
	employers.		Occupation	Flight Attendan	t					
	Include part-time, s self-employed work		Employer's name							
	Occupation may in or homemaker, if it		Employer's address							
			How long employed to	nere?						
Par	t 2: Give Deta	ails About Mon	thly Income							
spou	use unless you are se	eparated.	te you file this form. If y	· ·						J
	u or your non-filing s e space, attach a sep		re than one employer, co his form.	embine the informatio	n for all e	mployers f	or that perso	n on the lines l	oelow. If y	ou need
						For D	Debtor 1	For Debtor non-filing s		
2.			y, and commissions (be alculate what the monthl		2.	\$	0.00	\$	N/A	
3.	Estimate and list	monthly overti	те рау.		3.	+\$	0.00	+\$	N/A	
4.	Calculate gross Ir	ncome. Add line	e 2 + line 3.		4.	\$	0.00	\$	N/A	

Official Form 106I Schedule I: Your Income page 1

Debto	or 1	Jamie Lynn Gallian	-	Case	number (if known)	8:21-bk-1	1710-ES	
	Con	y line 4 here	4.	For	Debtor 1	For Debt	or 2 or g spouse N/A	
_	-	-		· —			1071	
5.	List	all payroll deductions:						
	5a.	Tax, Medicare, and Social Security deductions	5a.	\$_	0.00	\$	N/A	
	5b.	Mandatory contributions for retirement plans	5b.	\$_	0.00	\$	N/A	
	5c.	Voluntary contributions for retirement plans	5c.	\$_	0.00	\$ *	N/A	-
	5d. 5e.	Required repayments of retirement fund loans Insurance	5d. 5e.	\$_ \$	0.00	\$	N/A N/A	
	5f.	Domestic support obligations	5f.	\$ _	0.00	\$	N/A	-
	5g.	Union dues	5g.	\$-	0.00	\$	N/A	
	5h.	Other deductions. Specify:	5h.+	· -	0.00	+ \$	N/A	-
6.	Add	the payroll deductions. Add lines 5a+5b+5c+5d+5e+5f+5g+5h.	6.	\$	0.00	\$	N/A	-
7.	Cald	culate total monthly take-home pay. Subtract line 6 from line 4.	7.	\$	0.00	\$	N/A	-
8.	List 8a.	all other income regularly received:  Net income from rental property and from operating a business, profession, or farm  Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total						-
		monthly net income.	8a.	\$	0.00	\$	N/A	
	8b.	Interest and dividends	8b.	\$	0.00	\$	N/A	-
	8c.	Family support payments that you, a non-filing spouse, or a dependent regularly receive Include alimony, spousal support, child support, maintenance, divorce		_				-
		settlement, and property settlement.	8c.	\$	0.00	\$	N/A	_
	8d.	Unemployment compensation	8d.	\$	1,005.26	\$	N/A	
	8e.	Social Security	8e.	\$_	0.00	\$	N/A	
	8f.	Other government assistance that you regularly receive Include cash assistance and the value (if known) of any non-cash assistance that you receive, such as food stamps (benefits under the Supplemental Nutrition Assistance Program) or housing subsidies.	e 8f.	\$	4 200 00	¢	N/A	
	8g.	Specify: Temporary Covid-19 FAC payment Pension or retirement income	— 8g.	\$ _	1,200.00	\$	N/A N/A	=
	8h.	Other monthly income. Specify:	8h.+	· —		+ \$	N/A	
	****		_		0.00		10/7	- ¬
9.	Add	l all other income. Add lines 8a+8b+8c+8d+8e+8f+8g+8h.	9.	\$	2,205.26	\$	N/A	<b>\</b>
10.	Calo	culate monthly income. Add line 7 + line 9.	10. \$		2,205.26 + \$	N/.	<b>A</b> = \$	2,205.26
		the entries in line 10 for Debtor 1 and Debtor 2 or non-filing spouse.				147	~     · -	2,200.20
11.	State all other regular contributions to the expenses that you list in Schedule J. Include contributions from an unmarried partner, members of your household, your dependents, your roommates, and other friends or relatives. Do not include any amounts already included in lines 2-10 or amounts that are not available to pay expenses listed in Schedule J. Specify:  11. +\$ 0.00							
12.		I the amount in the last column of line 10 to the amount in line 11. The res e that amount on the <i>Summary of Schedules</i> and <i>Statistical Summary of Certai</i> lies					Combin	
13	Dov	you expect an increase or decrease within the year after you file this form	?				monthl	y income
		No.	•					
	_	Yes. Explain:						

Official Form 106I Schedule I: Your Income page 2

Fil	l in this informa	tion to identify you	r case:							
De	ebtor 1	Jamie Lynn Gall								
De	ebtor 2	First Name	Middle Name		Last Name					
1	ouse if, filing)	First Name	Middle Name		Last Name					
Ur	ited States Bank	ruptcy Court for the:	CENTRAL DIS	TRICT OF CAL	IFORNIASANTA ANA	DIVISION				
1	se number 8:2	21-bk-11710-ES				•	Check if this is an amended filing			
St		of Financial			als Filing for B	sankruptcy equally responsible for s	4/19			
info	ormation. If mo		attach a separate			y additional pages, write y				
Pa	rt 1: Give De	tails About Your Ma	rital Status and W	here You Live	ed Before					
1.	What is your o	current marital statu	s?							
	☐ Married									
	■ Not marrie	ed								
2.	During the las	t 3 years, have you	lived anywhere of	her than whe	re you live now?					
	□ No									
	_	■ Yes. List all of the places you lived in the last 3 years. Do not include where you live now.								
	Debtor 1 Prior Address:		Dates lived t	Debtor 1 here	or 1 Debtor 2 Prior Address:		Dates Debtor 2			
	4476 Alderp Huntington	ort Dr. #53 Beach, CA 92649	From- 11/23	Го: / <b>2009 to 9/10</b>	☐ Same as Debtor //2018	1	☐ Same as Debtor 1 From-To:			
	5782 Pinon	Dr. Hunt Bch 926	49 9/11//	2018 to 10/3 <sup>-</sup>	1/2018					
<b>3.</b> sta						ity property state or territo ico, Texas, Washington and				
	□ No									
	Yes. Make	e sure you fill out <i>Sch</i>	nedule H: Your Cod	lebtors (Official	Form 106H).					
Pa	rt 2 Explain	the Sources of You	r Income							
4.	Fill in the total a	amount of income yo	u received from all	jobs and all bu	business during this you sinesses, including part ether, list it only once ur		lendar years?			
	□ No									
	Yes. Fill in	n the details.								
			Debtor 1			Debtor 2				
			Sources of incor Check all that app	oly. (b	ross income before deductions and kclusions)	Sources of income Check all that apply.	Gross income (before deductions and exclusions)			
	r last calendar y anuary 1 to Dece	year: ember 31, 2020 )	■ Wages, comm bonuses, tips	issions,	\$1,408.00	☐ Wages, commissions, bonuses, tips				
			☐ Operating a but	ısiness		☐ Operating a business				
Offi	cial Form 107		Statement of Fi	nancial Affairs f	or Individuals Filing for B	ankruptcy	page			

## Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 18 of 26

Debtor 1 Ja	ımie Lynn Gallia	ın		Case	e number (if known)	8:21-bk-1	1710-ES
		Debtor 1			Debtor 2		
		Sources of inc Check all that a	apply. (bef	ss income ore deductions and usions)	Sources of inco		Gross income (before deductions and exclusions)
	dar year before th December 31, 20		nmissions,	\$3,375.00	☐ Wages, combonuses, tips	missions,	
		☐ Operating a	business		☐ Operating a l	ousiness	
Include in and other winnings.  List each	come regardless o public benefit payr If you are filing a jo	fincome during this year of whether that income is ments; pensions; rental pint case and you have ss income from each so	taxable. Examples income; interest; divincome that you rec	of other income are a vidends; money collec eived together, list it o	ted from lawsuits; only once under De	royalties; and btor 1.	
		Debtor 1			Debtor 2		
		Sources of inc Describe below	eac (bef	ss income from h source fore deductions and usions)	Sources of inco Describe below.		Gross income (before deductions and exclusions)
	y 1 of current year filed for bankrupt		ent	\$11,000.00			
For last caler (January 1 to	ndar year: December 31, 20	Unemployme 20 )	ent	\$21,227.00			
For last calend (January 1 to	dar year: December 31, 201	Retirement In 401k Loan De	ncome efault; Taxed in 2	2020 \$31,922.58			
	r Debtor 1's or De Neither Debtor 1	btor 2's debts primari I nor Debtor 2 has prin ly for a personal, family	ly consumer debts narily consumer d	ebts. Consumer debts	s are defined in 11	U.S.C. § 101	(8) as "incurred by an
	During the 90 day	ys before you filed for b	ankruptcy, did you p	pay any creditor a tota	I of \$6,825* or mor	e?	
		o line 7.					
	paid not ii	pelow each creditor to we that creditor. Do not inc nclude payments to an a estment on 4/01/22 and	lude payments for o	lomestic support oblig kruptcy case.	ations, such as ch	ild support ar	
■ Yes.		tor 2 or both have prir ys before you filed for b			l of \$600 or more?		
	■ No. Go to	o line 7.					
	inclu	pelow each creditor to we de payments for domes ney for this bankruptcy	tic support obligation				
Creditor	's Name and Addı	ress Dat	es of payment	Total amount paid	Amount you still owe	Was this p	ayment for

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Deb	otor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
	Insiders include your relatives; any ge of which you are an officer, director, p a business you operate as a sole propalimony.	neral partners; relatives of any general partners; relatives of any generators of 20% of the control, or owner of 20% of the control, or owner of 20% of the control of the	ent on a debt you owed anyone who neral partners; partnerships of which you or more of their voting securities; and a nyments for domestic support obligation	ou are a general partner; corporations ny managing agent, including one for
	Yes. List all payments to an insid			
	Insider's Name and Address	Dates of payment	Total amount Amount you paid still owe	Reason for this payment
8.	Within 1 year before you filed for beinsider? Include payments on debts guarantee		ments or transfer any property on a	ccount of a debt that benefited an
	<ul><li>■ No</li><li>□ Yes. List all payments to an inside</li></ul>	er		
	Insider's Name and Address	Dates of payment	Total amount Amount you paid still owe	Reason for this payment Include creditor's name
Par	rt 4: Identify Legal Actions, Repos	sessions, and Foreclosures		
			ny lawsuit, court action, or administ is, divorces, collection suits, paternity a	
	Case title Case number	Nature of the case	Court or agency	Status of the case
	Houser Bros. Co. vs. Jamie Ly Gallian 30-2019-01041423-CI-UD-CJC	nn Unlawful Detainer filed 1/2/2019 regarding Lot 376, Tract 10542, Unit 4, Unexpired term of 80 yr. Ground Leasehold APN 178-011-16	Orange County Superior Court 700 W. Civic Center Dr. West Santa Ana, CA 92701	■ Pending □ On appeal □ Concluded
	Randall L. Nickell vs. Huntington Beach Gables HOA, et. al. 30-2020-01163055-CU-OR-CJC	Cross complaint contained in this action filed by Huntington Beach Gables; HOA Gables seek to void the unencumbered sale of Unit 53 to a bona fide purchaser Randall Nickell .on October 31, 2018, for considerable value, with Assignment of Unexpired term of 80 yr. Ground Leasehold & SubCondominium Leasehold Estate, Tract 10542, Lot 1 & 2, Gables subd. to Randall Nickell.	Court 700 Civic Center Dr. West	■ Pending □ On appeal □ Concluded  Debtor is a cross defendant
	Estate of Charles James Bradle OCSC Probate Court 30-2017-00915711	Determine neirsnip	Orange County Superior Court 700 Civic Center Dr. West Santa Ana, CA 92701	Pending

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Statement of Financial Affairs for Individuals Filing for Bankruptcy

#### Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 20 of 26

Deb	otor 1 Jamie Lynn Gallian		Case number (	if known)	8:21-bk-11	1710-ES
	Case title Case number	Nature of the case	Court or agency	:	Status of th	ne case
	Huntington Beach Gables HOA vs. Sandra Bradley, et. al. 30-2017-00913985	Collections	Orange County Superior Court 700 Civic Center Dr. Wes Santa Ana, CA 92701	st	☐ Pending ☐ On appeal ☐ Concluded  post judgment collections	
				•	actions	
	Huntington Beach Gables HOA vs. Jamie Gallian 30-2017-00962999-CU-HR-CJC	Collections	Orange County Superior Court 700 Civic Center Dr. Wes Santa Ana, CA 92701	et .	☐ Pending☐ On appe☐ Conclud	eal
	Jamie Lynn Gaillan vs. Jesus Jasso, et. al. 30-2020-01153679	personal injury	Orange County Superior Court 700 Civic Center Dr. Wes Santa Ana, CA 92701	et l	■ Pending □ On appe □ Conclud	eal
<ul> <li>10. Within 1 year before you filed for bankruptcy, was any of your proper Check all that apply and fill in the details below.</li> <li>No. Go to line 11.</li> </ul>		erty repossessed, foreclosed,	garnishe	ed, attached	d, seized, or levied?	
	☐ Yes. Fill in the information below.  Creditor Name and Address  Describe the Property  D					Value of the
	Ground manufactures	Explain what happene	d	Duto		property
11.	Within 90 days before you filed for bankrup accounts or refuse to make a payment bec No Yes. Fill in the details.  Creditor Name and Address		_		eet off any a	amounts from your Amount
12.	Within 1 year before you filed for bankrupt court-appointed receiver, a custodian, or a		erty in the possession of an a		or the bene	efit of creditors, a
	■ No □ Yes					
Par	<u> </u>					
	Within 2 years before you filed for bankrup	toy did you give any gift	e with a total value of more th	an \$600 r	nor norson	2
13.	■ No □ Yes. Fill in the details for each gift.	icy, did you give any gire	is with a total value of more th	ali \$600 j	Jer person	f
	Gifts with a total value of more than \$600 per person	Describe the gifts		Dates y	ou gave s	Value
	Person to Whom You Gave the Gift and Address:					
14.	Within 2 years before you filed for bankrup		s or contributions with a total	value of	more than	\$600 to any charity?
	Yes. Fill in the details for each gift or con			D-/		
	·			Dates y contribu		Value

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Debtor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-117	710-ES
Dowt Co. Lint Contain Losson				
<ul><li>5. Within 1 year before you filed for bankrupt or gambling?</li></ul>	cy or since you filed for bankruptcy, did y	ou lose anything be	cause of theft	, fire, other disaster,
or gambling ?				
■ No □ Yes. Fill in the details.				
how the loss occurred	Describe any insurance coverage for the lonclude the amount that insurance has paid. Les urance claims on line 33 of Schedule A/B:	ist pending loss	of your	Value of property lost
Part 7: List Certain Payments or Transfers				
Within 1 year before you filed for bankrupt consulted about seeking bankruptcy or pr Include any attorneys, bankruptcy petition pre	eparing a bankruptcy petition?			ty to anyone you
■ No □ Yes. Fill in the details.				
Person Who Was Paid Address Email or website address Person Who Made the Payment, if Not Yo	Description and value of any propertransferred		payment nsfer was	Amount of payment
<ol> <li>Within 1 year before you filed for bankrupt promised to help you deal with your credit Do not include any payment or transfer that y</li> </ol>	ccy, did you or anyone else acting on your tors or to make payments to your creditors		er any proper	ty to anyone who
■ No □ Yes. Fill in the details.				
Person Who Was Paid Address	Description and value of any propertransferred		payment nsfer was	Amount of payment
8. Within 2 years before you filed for bankrup transferred in the ordinary course of your Include both outright transfers and transfers include gifts and transfers that you have alrea   No	business or financial affairs? nade as security (such as the granting of a se		-	
Yes. Fill in the details.		Describe any prop	erty or	Date transfer was
Person Who Received Transfer Address	Description and value of property transferred	payments received paid in exchange	l or debts	made
Jamie Lynn Gallian 16222 Monterey Ln. # Huntington Beach, CA 92649	2014 Skyline Manufactured Home, (	J-Sandcastle Co surre	nt check	Registered Ind. name with HCD 2/25/2021, to satisfy request of Park M
Person's Relationship to you; J-Sandcastle Co LLC, It's Member	For 0.00 consideration.	J-Pad, LLC, Cashier C RDRMHE pending CJ	Chk-B/A	Houser Bros Co.
James H. Casello Casello & Lincoln 525 Cabrillo Park Dr. Ste. 104	\$43,000 legal fees	Legal services		multiple: 2019 to 2020
Santa Ana, CA 92701	\$8,700	Legal services		2018 to 2019
Michael T. Chulak & Assoc. 30343 Canwood St. Ste. 203 Agoura Hills, CA 91301 None				
Michael S. Devereux, Esq. 9171 Wilshire Blvd. Ste. 500 Beverly Hills, CA 90210	\$5,000	legal services		2018 to 2019
None				

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

Del	otor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-117	10-ES
	Person Who Received Transfer Address	Description and very property transfer		Describe any prop payments receive paid in exchange		Date transfer was made
	Person's relationship to you					
	Steven A. Fink, Esq 13 Corporate Plaza Dr. Ste. 150 Newport Beach, CA 92660	\$30,000		legal services		2019 to 2020
	None					
	David R. Flyer, Esq. 4120 Birch St. Ste. 101 Newport Beach, CA 92660 None	\$17,000		Legal services		2018 to 2019
	Sherry Garrels, Esq. 12660 Brookhurst St. #103 None Garden Grove Ca 92840	\$ 5,000		Legal Services West Ct Jasso mat	ter	2020-2021
19.	Within 10 years before you filed for bankruptc beneficiary? (These are often called asset-protection No  ☐ Yes. Fill in the details.		y property to a	self-settled trust or si	milar device of	f which you are a
	Name of trust	Description and v	alue of the prop	perty transferred		Date Transfer was made
Par	t 8: List of Certain Financial Accounts, Instru	uments, Safe Deposi	t Boxes, and Sto	orage Units		
20.	Within 1 year before you filed for bankruptcy, sold, moved, or transferred? Include checking, savings, money market, or chouses, pension funds, cooperatives, associa  No Yes. Fill in the details.	other financial accou	nts; certificates	of deposit; shares in		
		ast 4 digits of ccount number	Type of account instrument	ont or Date account closed, so moved, or transferred	ld,	Last balance before closing or transfer
21.	Do you now have, or did you have within 1 year cash, or other valuables?  No	ar before you filed for	bankruptcy, an	y safe deposit box or	other deposito	ory for securities,
	Yes. Fill in the details.					
	Name of Financial Institution Address (Number, Street, City, State and ZIP Code)	Who else had acc Address (Number, S State and ZIP Code)		Describe the contents	à	Do you still have it?
22.	Have you stored property in a storage unit or p	place other than your	home within 1	year before you filed t	or bankruptcy	?
	■ No □ Yes. Fill in the details.					
	Name of Storage Facility Address (Number, Street, City, State and ZIP Code)	Who else has or I to it? Address (Number, S State and ZIP Code)		Describe the contents	5	Do you still have it?

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

## Case 8:21-bk-11710-ES Doc 37 Filed 11/16/21 Entered 11/17/21 14:02:04 Desc Main Document Page 23 of 26

De	btor 1 Jamie Lynn Gallian		Case number (if known) 8:	21-bk-11710-ES				
Pai	rt 9: Identify Property You Hold or Control for	Someone Else						
23.	Do you hold or control any property that someone else owns? Include any property you borrowed from, are storing for, or hold in trust for someone.							
	■ No □ Yes. Fill in the details.							
	Owner's Name Address (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP Code)	Describe the property	Value				
Pai	rt 10: Give Details About Environmental Inform	ation						
For	the purpose of Part 10, the following definitions	apply:						
-	Environmental law means any federal, state, or toxic substances, wastes, or material into the a regulations controlling the cleanup of these su	air, land, soil, surface water, groun lbstances, wastes, or material.	dwater, or other medium, i	ncluding statutes or				
-	Site means any location, facility, or property as to own, operate, or utilize it, including disposa Hazardous material means anything an environ	l sites.	•					
_	hazardous material, pollutant, contaminant, or		s waste, mazaruous substa	nice, toxic substance,				
Rep	ort all notices, releases, and proceedings that y	ou know about, regardless of whe	n they occurred.					
24.	Has any governmental unit notified you that yo	ou may be liable or potentially liable	e under or in violation of ar	າ environmental law?				
	■ No □ Yes. Fill in the details.							
	Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State an ZIP Code)	Environmental law, if know it	you Date of notice				
25.	Have you notified any governmental unit of any release of hazardous material?							
	■ No □ Yes. Fill in the details.							
	Name of site	Governmental unit	Environmental law, if	vou Date of notice				
	Address (Number, Street, City, State and ZIP Code)	Address (Number, Street, City, State an ZIP Code)		Julio of House				
26.	Have you been a party in any judicial or admini	strative proceeding under any env	ironmental law? Include se	ettlements and orders.				
	■ No							
	Yes. Fill in the details.							
	Case Title Case Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Nature of the case	Status of the case				
Pai	rt 11: Give Details About Your Business or Co	nnections to Any Business						
27.	Within 4 years before you filed for bankruptcy,	did you own a business or have a	ny of the following connec	tions to any business?				
	☐ A sole proprietor or self-employed in a	•		•				
	■ A member of a limited liability company	v (LLC) or limited liability partnersh	nip (LLP)					
	☐ A partner in a partnership							
		itive of a corporation						
	☐ An owner of at least 5% of the voting o	r equity securities of a corporation						

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Debtor 1 Jamie Lynn Gallian			Case number (if known) 8:21-bk-11710-ES		
	<b>-</b>				
	No. None of the above applies. Go to F	Part 12.			
	Yes. Check all that apply above and fill	in the details below for each business.			
	Business Name Address (Number, Street, City, State and ZIP Code)	Describe the nature of the business  Name of accountant or bookkeeper			cation number ocial Security number or ITIN.
		name of accountant of accountedpor	Dates bus	iness e	xisted
	J-Sandcastle Co., LLC 16222 Monterey Lane #376	Residential Management	EIN:	83-24	
	Huntington Beach, CA 92649		From-To	10-19	-2018
	J-Pad, LLC 21742 Anza Ave.	Residential Management.	EIN:	82-42	03776
	Torrance, CA 90503		From-To	2/9/20	18
	Yes. Fill in the details below.  Name Address (Number, Street, City, State and ZIP Code)	Date Issued			
Pai	rt 12: Sign Below				
are with 18 L	ve read the answers on this Statement of Fin true and correct. I understand that making a n a bankruptcy case can result in fines up to J.S.C. §§ 152, 1341, 1519, and 3571. Amis Lynn Gallian mie Lynn Gallian	false statement, concealing property, o	r obtaining mo	ney or	
	nature of Debtor 1				
Dat	te11/16/2021	Date			
Did ■ N □ Y		ent of Financial Affairs for Individuals Fi	iling for Bankru	uptcy (C	official Form 107)?
	you pay or agree to pay someone who is not No Yes. Name of Person Attach the <i>Bankru</i>		-	e (Officia	al Form 119).

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Fill in this information to identify your case:							
Debtor 1	Jamie Lynn Gallian						
	First Name	Middle Name	Last Name				
Debtor 2							
(Spouse if, filing)	First Name	Middle Name	Last Name				
United States Bankruptcy Court for the:		CENTRAL DISTRICT C	OF CALIFORNIASANTA ANA DIVISION				
Case number (if known)	8:21-bk-11710-ES						

Check if this is an amended filing

### Official Form 108

## Statement of Intention for Individuals Filing Under Chapter 7

12/15

If you are an individual filing under chapter 7, you must fill out this form if:

- creditors have claims secured by your property, or
- you have leased personal property and the lease has not expired.

You must file this form with the court within 30 days after you file your bankruptcy petition or by the date set for the meeting of creditors, whichever is earlier, unless the court extends the time for cause. You must also send copies to the creditors and lessors you list on the form

If two married people are filing together in a joint case, both are equally responsible for supplying correct information. Both debtors must sign and date the form.

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known).

Part 1: List Your Creditors Who Have Secured Claims

1. For any credito		D: Creditors Who Have Claims Secured by Property (C	Official Form 106D), fill in the
Identify the cre	ditor and the property that is collateral	What do you intend to do with the property that secures a debt?	Did you claim the property as exempt on Schedule C?
Creditor's <b>J</b> -name:  Description of property securing debt:	Pad, LLC,  16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2".	<ul> <li>□ Surrender the property.</li> <li>□ Retain the property and redeem it.</li> <li>□ Retain the property and enter into a Reaffirmation Agreement.</li> <li>■ Retain the property and [explain]:</li> </ul> Retain. Make payments as agreed.	□ No ■ Yes
Creditor's name: Description of	People of the ST of California (Janine Jasso)  16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081.	<ul> <li>☐ Surrender the property.</li> <li>☐ Retain the property and redeem it.</li> <li>☐ Retain the property and enter into a Reaffirmation Agreement.</li> </ul>	□ No ■ Yes

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

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Debtor 1 _ <b>Jam</b>	ie Lynn Gallian	Case number (if known	8:21-bk-11710-ES
property	Serial Number AC7V710394GB 56'x15'2"; Serial Number	■ Retain the property and [explain]:	
securing debt:		Lien To Be Avoided By 522(f) or Other Means	_
Creditor's	Huntington Beach Gables HOA	☐ Surrender the property.	□ No
name:		Retain the property and redeem it.	_
Description of	16222 Monterey Ln. Spc 376	Retain the property and enter into a	■ Yes
property	Huntington Beach, CA 92649	Reaffirmation Agreement.  Retain the property and [explain]:	
securing debt:	Orange County	- Retail the property and [explain].	
· ·	APN: 891-569-62; 2014 Skyline Custom Villa Manufactured		
	Home. Decal No. LBM1081.		
	Serial Number AC7V710394GB		
	56'x15'2"; Serial Number	Lien to be avoided by 522(f) or other means	
	AC7V710394GA 60'x15'2".	means	_
Part 2: List Yo	our Unexpired Personal Property Leases	 S	
or any unexpire	ed personal property lease that you liste	d in Schedule G: Executory Contracts and Unexpire	
		Jnexpired leases are leases that are still in effect; th if the trustee does not assume it. 11 U.S.C. § 365(p)(	
ou may assume	e an unexpired personal property lease i	in the trustee does not assume it. 11 0.0.0. § 500(p)(	<b>-</b> ).
Describe your u	nexpired personal property leases		Will the lease be assumed?
Lessor's name:	Master Lessor - Houser Bros. Co.	dba Rancho Del Rey Mobilehome Estates	□ No
	Tenant - Assignor Robert P. Warmingto	on to G/HB Investors, Assignee and	
	BS Investors LP, Tenant.	· · · · · · · · · · · · · · · · · · ·	Yes
Description of			
leased Property:	Unexpired Ground lease,	Tract 10542, Unit 4, Lot 376 1-16; 16222 Monterey Lane, Huntington	
		Lot 376 Assigned 11/16/2018, by Seller	
	Lisa Ryan.	201 010 71001g.100 1 1110/2010, By Collot	
Lessor's name:			□ No
Lessoi s name.	Hyundai Capital America		
			Yes
Description of I			
	Vehicle lease for 2020 Kia Sportag	e. Expires 12/1/2022	
Part 3: Sign E	Selow		
	f perjury, I declare that I have indicated r subject to an unexpired lease.	my intention about any property of my estate that se	ecures a debt and any personal
· ()	ie Lynn Gallian	V	
X James Lyr		X Signature of Debtor 2	
Signature of	າn Gal⊮an      ∕ f Debtor 1	Orginature of Debtor 2	
ga.a. 5 0	• •		
Date	11/16/2021	Date	
_	_		

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

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**EXHIBIT 34** 

## Case 8:21-bk-11710-ES Doc 38 Filed 11/22/21 Entered 11/23/21 11:21:39 Desc Main Document Page 1 of 23

Attorney or Party Name, Address, Telephone & FAX Nos.,State Bar No. & Email Address	FOR COURT USE ONL	Y
JAMIE LYNN GALLIAN 16222 MONTREY LN. #376 HUNTINGTON BEACH, CA 92649 (714)321-3449 JAMIEGALLIAN@GMAIL.COM		
Attorney for Debtor Individual appearing without attorney		
	BANKRUPTCY COURT	DIVISION
In re:  Jamie Lynn Gallian	CASE NO.: 8:21-bk-1	
came Lynn Gaman	CHAPTER: <b>7</b>	AMENDED
		Y OF AMENDED SCHEDULES, TEMENTS [LBR 1007-1(c)]
Debtor(s	3)	
A filing fee is required to amend Schedules D, or E/F (see <u>Abbrevia</u> www.cacb.uscourts.gov). A supplemental master mailing list (do no attachment if creditors are being added to the Schedule D or E/F. A	t repeat any creditors on th Are one or more creditors b	ne original) is also required as an eing added?
The following schedules, master mailing list or statements (check a		ended: ✓ Schedule G
Schedule H Schedule I Schedule J	Schedule J-2	✓ Statement of Financial Affairs
Statement About Your Social Security Number(s)	✓ Statement of Intentions	Master Mailing List
Other (specify)		
	States that the amended so James Lynn ynn Gallian Signature	
Dobtor 3	( Joint Debtor) Signature (i	f applicable)

<u>NOTE:</u> It is the responsibility of the Debtor, or the Debtor's attorney, to serve copies of all amendments on all creditors listed in this Summary of Amended Schedules, Master Mailing List, and/or Statements, and to complete and file the attached Proof of Service of Document.

Page 1

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#### **AMENDED**

#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 5801 SKYLAB ROAD, HUNTINGTON BEACH, CA 92647

A true and correct copy of the foregoing document entitled (*specify*): **Summary of Amended Schedules and Statements** will be served 11/22/2021 or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On 11-22-2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:
Jeffrey I Golden (TR) | Iwerner@wgllp.com, jlg@trusteesolutions.net; kadele@wgllp.com
D. Edward Hays | ehays@marshackhays.com; ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com;

D. Edward Hays ehays@marshackhays.com; ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ec.courtdrive.com; Laila Masud Imasud@marshackhays.com, Imasud@ecf.courtdrive.com. kfrederick@ecf.courtdrive.com Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com Valerie Smith claims@recoverycorp.com
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

Service information continued on attached page
2. SERVED BY UNITED STATES MAIL: On, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.
Service information continued on attached page
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 11/22/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filled.

Huntington Beach Gables HOA c/o Feldsott & Lee 23161 Mill Creek Drive, Suite 300 Laguna Hills, CA 92653 Email: feldsott@gmail.com

mpoole@calhoalaw.com

Janine Jasso, Esq 16025 Warmingon Lane Huntington Beach, CA 92649 P.O. Box 370161 El Paso, TX 79937 Email: j9 jasso@yahoo.com

 $\frac{XX}{p}$  Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

11-22-2021ROBERT MCLELLANDRobert McLellandDatePrinted NameSignature

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## Case 8:21-bk-11710-ES Doc 38 Filed 11/22/21 Entered 11/23/21 11:21:39 Desc Main Document Page 3 of 23

Fill	n this info	rmation to identify	your case and	this filing	g:				
Deb	tor 1	Jamie Lynn							
Dob	tor 2	First Name	Mide	dle Name		Last Name			
	ise, if filing)	First Name	Mide	dle Name		Last Name			
Unit	ed States E	Bankruptcy Court for	the: CENTRA	L DISTRI	CT OF CAL	IFORNIASANTA ANA D	VISION		
Cas	e number	8:21-bk-11710-E	S						■ Check if this is an
									amended filing
Off	icial F	orm 106A/B	<u>}</u>						
Sc	hedu	le A/B: Pi	roperty						12/15
hink nfori	it fits best. nation. If mo er every qu	Be as complete and a pre space is needed, a estion.	accurate as possi attach a separate	ble. If two sheet to ti	married peo his form. On	If an asset fits in more than ple are filing together, both the top of any additional pa Own or Have an Interest In	are equally respon	sible for su	pplying correct
l. Do	you own o	r have any legal or eq	uitable interest in	any resid	lence, buildir	ng, land, or similar property	,		
	No. Go to P	art 2.		-					
_		e is the property?							
			•						
		on APN 178-011 542, Unit 4, Lot 3		What	t is the prope	erty? Check all that apply			
1.1	mact 10	542, Ollit 4, Lot 6	,,,,	<b>*</b> ***********************************	Single-famil	ly home			
		onterey Ln. Spc		_		nulti-unit building			nims or exemptions. Put
	Street addres	s, if available, or other des	cription		Condominiu	um or cooperative			d claims on <i>Schedule D:</i> ns Secured by Property.
					Manufacture	red or mobile home			
					Land				
	Hunting	ton Beach CA	92649-0000		Investment	property	Current value entire proper		Current value of the portion you own?
	City	State	ZIP Code					,000.00	\$235,000.00
					Other				our ownership interest ancy by the entireties, or
				Who	has an intere	est in the property? Check one			80 yr Ground -011-01, Tract 10542,
					Debtor 1 on	nly	,		Clk Rec. RS Bk 58 pg
	Orange			_ 🗆	Debtor 2 on	nly			k 108 Pg 47, 48; MM
	County				Debtor 1 an	nd Debtor 2 only	Bk 456, Pg	,	munity property
					At least one	e of the debtors and another	(see instru	ctions)	munity property
				Other inf	formation you	u wish to add about this iter	n, such as local pro	operty iden	tification number:
				APN: 8	91-569-62	; 2014 Skyline Custon	Villa Manufac	tured Ho	me.
				HCD D	ecal No. L	BM 1081. Serial Numb	er AC7V71039	4GB/GA	56'x15'2".
				Registe	ered to De	ebtor. HCD COTA perfe	ected 1/14/2019	1	
		ollar value of the po				s from Part 1, including a			\$235,000.00

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on Schedule G: Executory Contracts and Unexpired Leases.

Official Form 106A/B Schedule A/B: Property

Best Case Bankruptcy

page 1

Part 2: Describe Your Vehicles

D	ebtor 1 Jamie Lynn	Gallian	Case number (if known)	8:21-bk-11710-ES
3.	Cars, vans, trucks, trac	tors, sport utility vehicles, motorcycle		
	Yes Lease 2020	Kia Sportage Expires 12/2022		
	□ No			
		tor homes, ATVs and other recreational vehicles, other veh motors, personal watercraft, fishing vessels, snowmobiles, mo		
	No			
	☐ Yes			
5		the portion you own for all of your entries from Part 2, incled for Part 2. Write that number here		\$0.00
		nal and Household Items		
		egal or equitable interest in any of the following items?		Current value of the portion you own?  Do not deduct secured claims or exemptions.
6.	Household goods and f  Examples: Major applian  □ No  ■ Yes. Describe	furnishings nces, furniture, linens, china, kitchenware		
		Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntin 92649	ngton Beach CA	\$3,500.00
		waterford crystal set red and white wine glasses		\$1,000.00
7.		nd radios; audio, video, stereo, and digital equipment; compute phones, cameras, media players, games	ers, printers, scanners; music c	ollections; electronic devices
		Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntin 92649	ngton Beach CA	\$500.00
8.		figurines; paintings, prints, or other artwork; books, pictures, or ons, memorabilia, collectibles  Location: 16222 Monterey Lane, Space 376,	r other art objects; stamp, coin,	or baseball card collections;
		Huntington Beach CA 92649		\$4.000.00
		Lladro figurine collection (20)		\$1,900.00
9.	Equipment for sports an Examples: Sports, photo musical instru	graphic, exercise, and other hobby equipment; bicycles, pool to	ables, golf clubs, skis; canoes a	and kayaks; carpentry tools;
	■ No □ Yes. Describe			
10	Firearms	s, shotguns, ammunition, and related equipment		
	■ No			
Off	☐ Yes. Describe īcial Form 106A/B	Schedule A/B: Property		page 2
		st Case TLC - www hestcase com		Best Case Bankruptcy

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Debtor 1	Jamie Lynn (	Gallian		Case number (if ki	nown)	8:21-bk-11710-ES
11. Clothe	es					
		othes, fur	s, leather coats, designer	wear, shoes, accessories		
Yes.	Describe					
			clothing on: 16222 Monterey L	ane, Space 376, Huntington Beach CA		\$1,000.00
		1				<u> </u>
□ No	ples: Everyday jev	welry, cos	stume jewelry, engagemer	nt rings, wedding rings, heirloom jewelry, watches, ge	ems, go	old, silver
■ Yes.	Describe					
		chains	s/bracelets, and earring	s. old); costume jewelry, misc. non-gold ngs. .ane, Space 376, Huntington Beach CA		
		92649				\$1,000.00
Exam	arm animals ples: Dogs, cats, I	oirds, hor	ses			
<b>—</b> 103.	Describe					
		5-year	old Wired Terrier Do	9		\$25.00
■ No	ther personal and		-	lready list, including any health aids you did not l	list	
<b>—</b> 103.	Give specific line	orridation.	••••		Г	
		-	-	including any entries for pages you have attache	∌d	\$8,925.00
Part 4: De	escribe Your Finance	nial Accet	•		_	
			quitable interest in any o	of the following?		Current value of the portion you own? Do not deduct secured claims or exemptions.
16. <b>Cash</b> Exam ■ No □ Yes.		Í	our wallet, in your home, in	n a safe deposit box, and on hand when you file your	<sup>-</sup> petitio	n
				certificates of deposit; shares in credit unions, broke the same institution, list each.	erage h	ouses, and other similar
□ No ■ Yes.				Institution name:		
		17.1.	EDD Debit account	Bank of America		\$3,793.00
		17.2.	Savings	Alliant Credit Union-Only funds are Covid relief funds from the government.	i-19	\$1,407.00
			=			

Official Form 106A/B Schedule A/B: Property page 3

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Debtor	Jamie Lynr	n Gallian			Case number (if kno	ewn) 8:21-bk-1	1710-ES
		17.3.	Savings	Alliant Credit UnionC relief funds from the g		19 	\$2,600.00
Ex ■ N	, lo		ent accounts with bro	okerage firms, money market acco	unts		
19. <b>No</b>		stock and	interests in incorpo	name. prated and unincorporated busi	nesses, including an int	erest in an LLC,	partnership, and
ا <b>ا</b> ر	i <b>nt venture</b> No						
■ Y	es. Give specific ir  Name of entit		about them		% of ownership:		
Cashi Origin HCD F media lease ing to to be	ers Chk. Uncash nal purpose of Ll Registration was nation with RDRM agreement with Houser Bros Pa held in business	ned spac LC was t transfer HE Park HCD Reg Irk Owne name; i	e 376 rent funds. o hold HCD Regis red to debtor on re: 2019 UD Case gistered Applican er/Manager, Park I nsistent only in a	d a bank account of \$9000.0 Current less than \$500.00 stration to Debtor's residence 2/25/2021 after voluntary.  Park refused to countersig t, J-Sandcastle Co LLC. Acculate allegedly forbid home in individual name. Howeve tated reason in RDRMHE Par	gn ord- r, Park allows	<b>)</b> %	\$500.00
B/A C Rent C BK pe with C debtor IRS, in	ashier;s Check as Checks tendered tition 7-9-21 by o A Covid-19 Relie r, Houser Bros s I violation of deb	approx, S for space debtor (A ef AWAR ent unca otors STA	\$13,710.00, from 7 ce 376 as agreed. Illiant CU Acct.) t D 10/27/2021; Ho Ished checks to v	nclude bank account of less 7/9/21 Chase Bank- J-Sandca Space rent tendered each nhrough December 31, 2021, buser Bros Co. caused further arious un-authorized entities	estle Co LLC; nonth since filing Concurrently er harm to s including the		<b>\$14,710.00</b>
Debto	rs J-Pau, LLC,	noider o	T COTA periecte	u 1/14/2019.	100	<u> </u>	Ψ1,710.00
Ne. No. ■ N	gotiable instrument n-negotiable instrum	s include p ments are t	ersonal checks, cash those you cannot trar	otiable and non-negotiable instruction in the instruction of the contract of t	nd money orders.		
				03(b), thrift savings accounts, or c	other pension or profit-sha	ring plans	
<b>■</b> Y	es. List each accoι		tely. of account:	Institution name:			
		IRA		Fidelity			\$ 7,400.00
You Exa	<i>amples:</i> Agreement ′es	ed deposit	s you have made so	that you may continue service or u public utilities (electric, gas, water) Institution name or individu	, telecommunications com	panies, or others	
■ N	NU						
23. <b>An</b>	•	for a perio	dic payment of mone	ey to you, either for life or for a nun	nber of years)		
□ Y	′es l	ssuer nam	ne and description.				
26 l	erests in an educat J.S.C. §§ 530(b)(1) Form 106A/B			ualified ABLE program, or unde Schedule A/B: Property	r a qualified state tuitior	n program.	page 4
							L~30

Debto	or 1 <u>Jan</u>	nie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
	No				
	Yes	. Institution nar	me and description. Separately	file the records of any interests.11 U.S.C. § 521(c)	:
25. <b>Tr</b>		able or future interes	sts in property (other than an	ything listed in line 1), and rights or powers exe	ercisable for your benefit
		specific information at	out them		
E	<i>xamples:</i> In		trade secrets, and other inte, websites, proceeds from roya		
		anacific information of	acut tham		
		specific information at			
	xamples: B	nchises, and other of uilding permits, exclus		ciation holdings, liquor licenses, professional licens	es
	Yes. Give	specific information at	oout them		
Mone	y or prope	rty owed to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
28. <b>Ta</b>	x refunds	owed to you			
		<b>,</b>			
	Yes. Give s	pecific information ab	out them, including whether yo	u already filed the returns and the tax years	
	•		alimony, spousal support, child	support, maintenance, divorce settlement, property	settlement
	Yes. Give s	pecific information			
	xamples: U			y benefits, sick pay, vacation pay, workers' compe	nsation, Social Security
Ш	Yes. Give s	specific information			
	xamples: H	nsurance policies ealth, disability, or life	insurance; health savings acco	ount (HSA); credit, homeowner's, or renter's insurar	nce
		the insurance compa	ny of each policy and list its val	lue.	
		•	pany name:	Beneficiary:	Surrender or refund value:
lf	you are the omeone has	beneficiary of a living	ue you from someone who ha g trust, expect proceeds from a	as died life insurance policy, or are currently entitled to rec	eive property because
=	Yes. Give	specific information		rles J. Bradley, Jr. Case No. 30-2017-0091 , proceeds will pass to debtor.	5711.
		millior	n, June 2020, denied by A	es James Bradley Jr. filed by debtor for \$1 dministrator, Sandra Bradley, approx. ther any recovery will be awarded.	l Unknown

Official Form 106A/B Schedule A/B: Property page 5

Debtor 1	Jamie Lynn Gallian	Case number (if known) 8:21-bk-117	10-ES
Examp	Describe each claim.	ther or not you have filed a lawsuit or made a demand for payment disputes, insurance claims, or rights to sue Vrongful termination against United Airlines. No lawsuit filed. Claim filed Collective Bargaining with Association of Flight Attendants under Lailway Labor Act. Arbitration with Compa\ny & AFA requested and being pursued.	Unknown
34. <b>Other</b> ∈	contingent and unliquidate	d claims of every nature, including counterclaims of the debtor and rights to set off claims	
	Describe each claim		
34.1	transaction May 2 2010219518 APN	ndra Bradley and Houser Bros Co for failure to disclose real estate 2010, that ultimately lead to recordation of Grant Deed Doc # 937-63-053, Unit 53 in name of Houser Bros instead of intended a L. Bradley Trust.	Unknown
34.2	ARC violations in Alderport, that or	gainst Sandra Bradley for failure to disclose previous alleged n connection with improvements to Unit 53 in 2014, 2015, 2016, at ccurred prior to debtor became legal owner of the Alderport property on he subject of 4/11/2017 FAC 5/16/2017, Gables HOA civil complaint.	Unknown
34.3	Co. dba Rancho Del Re violations of MRL §798, entry; forcible detainer filed 1/2/19. Failure to	Tract 10542 Master Lessor Houser Bros Co. and Park Manager Houser Bros by Mobilehome Estates for Violation(s) Davis Stirling Act; Civil Code; et seq. multiple acts (retaliation, discrimination, trespassing/unlawful, wrongful eviction, failure to timely pursue/prosecute frivolous UD claim counter sign Consumer Lease Agreement with Applicant(s); Registered irchase 2014 Skyline Custom Villa, LBM1081	
	Possib	le award of Attorney Fees under Davis Stirling Act; CA Civil Code; and (MRL)	Unknown
34.4	Personal Injury claim pet al. Case No. 30-2020	ending against Huntington Beach Gables HOA; Jesus Jasso, Jr. -01153679.	
		Estimated damages approximately \$195,000.	Unknown
34.5	Due to	pending litigation potential right of debtor to reversionary interest unexpired Gr	ound
	APN 178-771-03; Original Master L Robert P. Warmington, Further assigned Declar Declarant to various co Tract 10542, Lot 1 and 3 First Amendment to CO in Master Ground-Leas (Huntington Beac HOA seek a voiding of Ground Leasehold and value, Randall Nickels,	essor Houser Bros Co. and Robert P. Warmington, an Ind. Original Tenant; an Ind. Sublessor, assigned to Robert P. Warmington Company, Subleasee; trant Robert P. Warmington Company, Subleasee; trant Robert P. Warmington Co. Sublessor assigned certain rights of the onsumers until 2059, an 80-year GroundLeasehold and Subcondominium Leaseh 2; Further rights clarified by Master Lessor and Sublessor in that certain C&Rs filed OC Clerk Recorder, 8/5/1980, Doc No. 8005, detailing Consumer's Interehold and Subcondominium Leasehold relative to Lot 1 & 2 Tract 10542 Hunt. Be the Gables HOA has filed a cross-complaint pending OCSC, in which Gables the debtors sale of unencumbered fee interest in debtor's previous residence; SubCondominium Leasehold sold on 10/31/2018 to a bona fide purchaserfor including rights of Assignment of unexpired term of 80 yr Ground Leaseshold Leasehold from Debtor to purchaser Randall Nickels).	old
34.6	Potential Victim Restitu	tion Order from Defendant Jesus Jasso, Jr, PC§242 OCSC Case No. 19WM09951 Approx. economic damages \$ 73,000.00	Unknown
□ No	nancial assets you did not a	already list  CA COVID-19 Award - State of California. Landlord refused to participate or apply on behalf of this tenant after receiving Tenants Declaration re: Covid related afflictions from Tenant. Tenant applied 6/9/21 and was Awarded Relief on 10/27/2021.  Landlord waited three weeks to notify Counsel in UD case of funds received. Landlord refused to dismiss UD case. Application to avoid Lease Forfeiture Filed, CJC.	\$24,301.55
		ur entries from Part 4, including any entries for nages you have attached	54,711.55

Part 5: Describe Any Business-Related Property You Own or Have an Interest In. List any real estate in Part 1.

Schedule A/B: Property

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Official Form 106A/B

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#### 

Deb	or 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
_	o you own or have any legal or equitable interest in any business-related No. Go to Part 6. Yes. Go to line 38.	l property?		
Part	6: Describe Any Farm- and Commercial Fishing-Related Property You O If you own or have an interest in farmland, list it in Part 1.	Own or Have an Interes	st In.	
	Oo you own or have any legal or equitable interest in any farm- o ■ No. Go to Part 7. □ Yes. Go to line 47.	or commercial fishin	g-related property?	
Part	Describe All Property You Own or Have an Interest in That You	Did Not List Above		
	Oo you have other property of any kind you did not already list?  Examples: Season tickets, country club membership  No  I Yes. Give specific information			
54.	Add the dollar value of all of your entries from Part 7. Write that  List the Totals of Each Part of this Form	t number here		\$0.00
55.	Part 1: Total real estate, line 2			\$235,000.00
56.	Part 2: Total vehicles, line 5	\$0.00		<u> </u>
57.	Part 3: Total personal and household items, line 15	\$8,925.00		
58.	Part 4: Total financial assets, line 36	\$54,711.55		
59.	Part 5: Total business-related property, line 45	\$0.00		
60.	Part 6: Total farm- and fishing-related property, line 52	\$0.00		
61.	Part 7: Total other property not listed, line 54 +	\$0.00		
62.	Total personal property. Add lines 56 through 61	\$63,636.55	Copy personal property to	otal <b>\$63,636.55</b>
63.	Total of all property on Schedule A/B. Add line 55 + line 62			\$298,636.55

Official Form 106A/B Schedule A/B: Property page 7

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Fill in this information to identify your case:							
Debtor 1	Jamie Lynn Gallia	Jamie Lynn Gallian					
	First Name	Middle Name	Last Name				
Debtor 2							
(Spouse if, filing)	First Name	Middle Name	Last Name				
United States Ba	ankruptcy Court for the:	CENTRAL DISTRICT C	DF CALIFORNIASANTA ANA DIVISION				
Case number	8:21-bk-11710-ES						

Check if this is an amended filing

### Official Form 106C

## Schedule C: The Property You Claim as Exempt

1/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

o t	he applicable statutory amount.				
Pa	rt 1: Identify the Property You Claim as E	xempt			
1.	Which set of exemptions are you claiming	? Check one only, ever	ı if yo	our spouse is filing with you.	
	■ You are claiming state and federal nonban	kruptcy exemptions.	11 U.S	S.C. § 522(b)(3)	
	☐ You are claiming federal exemptions. 11 to	U.S.C. § 522(b)(2)			
2.	For any property you list on Schedule A/B	that you claim as exe	mpt,	fill in the information below.	
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Amo	ount of the exemption you claim	Specific laws that allow exemption
	,	Copy the value from Schedule A/B	Che	eck only one box for each exemption.	
	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from Schedule A/B: 1.1	\$235,000.00		\$600,000.00  100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.730
	Misc. household goods and	\$3,500.00		\$3,500.00	C.C.P. § 704.020
	furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 6.1			100% of fair market value, up to any applicable statutory limit	
	waterford crystal set red and white	\$1,000.00		\$1,000.00	C.C.P. § 704.040
	wine glasses Line from Schedule A/B: 6.2	<u> </u>		100% of fair market value, up to any applicable statutory limit	

Official Form 106C

Schedule C: The Property You Claim as Exempt

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#### Case 8:21-bk-11710-ES Doc 38 Filed 11/22/21 Entered 11/23/21 11:21:39 Desc Main Document Page 11 of 23

tor 1 Jamie Lynn Gallian			Case number (if known)	
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own		ount of the exemption you claim	Specific laws that allow exemption
	Copy the value from Schedule A/B	Che	ck only one box for each exemption.	
Wall television, computer, printer and peripherals	\$500.00		\$500.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649			100% of fair market value, up to any applicable statutory limit	
Line from Schedule A/B: <b>7.1</b>				
Lladro figurine collection (20) Line from Schedule A/B: 8.1	\$1,900.00		\$1,900.00	C.C.P. § 704.040
			100% of fair market value, up to any applicable statutory limit	
Misc. clothing Location: 16222 Monterey Lane,	\$1,000.00		\$1,000.00	C.C.P. § 704.020
Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 11.1			100% of fair market value, up to any applicable statutory limit	
Movado wrist watch (20 yrs. old);	\$1,000.00		\$1,000.00	C.C.P. § 704.040
costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 12.1			100% of fair market value, up to any applicable statutory limit	
CA COVID-19 TENANT RELIEF AWARD 10-27-2021	\$24,302.00	•	\$24,302.00	C.C.P. § 704.170
Line from Schedule A/B: 35			100% of fair market value, up to any applicable statutory limit	Executive Order N-57-20
EDD Debit account: Bank of America Line from Schedule A/B: 17.1	\$3,793.00		\$3,793.00	C.C.P. § 704.225
Line Iron Scriedule A/B. 17.1			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$1,407.00		\$1,407.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.2			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$381.00	C.C.P. § 704.220
the government. Line from <i>Schedule A/B</i> : 17.3			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$2,219.00	C.C.P. § 704.225
the government. Line from <i>Schedule A/B</i> : <b>17.3</b>			100% of fair market value, up to any applicable statutory limit	
			¢7.400.00	C.C.P. § 704.115(a)(1) & (2)
IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00		\$7,400.00	(b)

Official Form 106C

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Schedule C: The Property You Claim as Exempt

page 2 of 3

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#### 

Del	otor 1 Jamie Lynn Gallian				Case number (if known)	8:21	-bk-11710-ES
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	, , , , , , , , , , , , , , , , ,		Specific laws that allow exemption		
		Copy the value from Schedule A/B	Che	ck only o	ne box for each exemption.		
	IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00			\$7,400.00	11 U.S	.C. § 522(b)(3)(C)
	Line nom Schedule PVB. 21.1				of fair market value, up to		
	Personal Injury claim against Huntington Beach Gables HOA;	Unknown			\$195,000.00	C.C.P.	§ 704.140
	Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000. Line from Schedule A/B: 34.4				of fair market value, up to oplicable statutory limit		
	Potential Award Victim Economic Restitution against	Unknown	Х	x	\$73,000.00	C.C.P.	704.140
	Jesus Jasso, Jr. PC §242. DOI 8/5/2018. OCSC 19WM09951 Line from Schedule A/B: 34.6				of fair market value, up to pplicable statutory limit		
3.	Are you claiming a homestead exemption (Subject to adjustment on 4/01/22 and every  □ No     Yes. Did you acquire the property cover	3 years after that for ca	ses fi		•	,	
	□ No ■ Yes						

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#### Case 8:21-bk-11710-ES Doc 38 Filed 11/22/21 Entered 11/23/21 11:21:39 Desc Main Document Page 13 of 23

Fill in this information to identify your case:							
Debtor 1	Jamie Lynn Gallian						
	First Name	Middle Name	Last Name				
Debtor 2							
(Spouse if, filing)	First Name	Middle Name	Last Name				
United States B	ankruptcy Court for the:	CENTRAL DISTRICT C	DF CALIFORNIASANTA ANA DIVISIO				
Case number	8:21-bk-11710-ES						

Check if this is an amended filing

## Official Form 106G

## **Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the additional page, fill it out, number the entries, and attach it to this page. On the top of any additional pages, write your name and case number (if known).

- 1. Do you have any executory contracts or unexpired leases?
  - ☐ No. Check this box and file this form with the court with your other schedules. You have nothing else to report on this form.
  - Yes. Fill in all of the information below even if the contacts of leases are listed on Schedule A/B:Property (Official Form 106 A/B).
- List separately each person or company with whom you have the contract or lease. Then state what each contract or lease is for (for example, rent, vehicle lease, cell phone). See the instructions for this form in the instruction booklet for more examples of executory contracts and unexpired leases.

Р	Person or company with whom you have the contract or lease Name, Number, Street, City, State and ZIP Code	State what the contract or lease is for
2.1	Houser Bros. Co. dba Rancho Del Rey Mobilehome Est. 17610 Beach Blvd. Ste. 32 Huntington Beach, CA 92647	Unexpired Groundlease Tract 10542, Unit 4, Lot 376 located 16222 Monterey Lane, Huntington Beach, California APN 178-011-01.
2.2	Hyundai Capital America PO BOX 269011 Plano, TX 75026	Vehicle lease for 2020 Kia Sportage. Expires 12/1/2022

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Fil	l in this inform	ation to identify you	r case:				
De	btor 1	Jamie Lynn Gall					
De	btor 2	First Name	Middle Name		Last Name		
	ouse if, filing)	First Name	Middle Name		Last Name		
Un	ited States Ban	kruptcy Court for the:	CENTRAL DISTR	RICT OF CAL	IFORNIASANTA ANA	DIVISION	
1	se number 8:	21-bk-11710-ES					Check if this is an amended filing
St		of Financial			ls Filing for B		4/19
info	ormation. If mo		attach a separate s			equally responsible for s y additional pages, write y	
Pa	rt 1: Give De	etails About Your Ma	rital Status and Wh	ere You Live	d Before		
1.	What is your	current marital statu	ıs?				
	☐ Married						
	■ Not marri	ed					
2.	During the las	st 3 years, have you	lived anywhere oth	er than wher	e you live now?		
	□ No		-		•		
		all of the places you l	ived in the last 3 yea	rs. Do not inc	lude where you live now	I.	
	Debtor 1 Price		Dates D	ebtor 1	Debtor 2 Prior Ad		Dates Debtor 2 lived there
		oort Dr. #53 Beach, CA 92649	From-To		☐ Same as Debtor <sup>2</sup>	1	Same as Debtor 1
	_	Dr. Hunt Bch 926	40	018 to 10/31	/2018		
<b>3.</b> stat	Within the lastes and territorie	st 8 years, did you e s include Arizona, Ca	ver live with a spous lifornia, Idaho, Louisi	se or legal ec ana, Nevada,	<b>quivalent in a commun</b> , New Mexico, Puerto R	ity property state or territ ico, Texas, Washington and	ory? (Community property d Wisconsin.)
	□ No						
	Yes. Mak	e sure you fill out <i>Scl</i>	nedule H: Your Code	btors (Official	Form 106H).		
Pa	rt 2 Explain	the Sources of You	r Income				
4.	Fill in the total	amount of income yo	u received from all jo	bs and all bus	ousiness during this yes sinesses, including part- ether, list it only once ur		ılendar years?
	□ No						
	Yes. Fill i	n the details.					
			Debtor 1			Debtor 2	
			Sources of income Check all that apply	/. (b	ross income efore deductions and cclusions)	Sources of income Check all that apply.	Gross income (before deductions and exclusions)
	r last calendar anuary 1 to Dec	year: ember 31, 2020)	■ Wages, commis bonuses, tips	sions,	\$1,408.00	☐ Wages, commissions bonuses, tips	,
			☐ Operating a bus	iness		☐ Operating a business	
Offic	cial Form 107		Statement of Fina	ancial Affairs fo	or Individuals Filing for B	ankruptcy	page 1

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Debtor 1 Ja	ımie Lynn Gallia	ın		Case	e number (if known)	8:21-bk-1	1710-ES
		Debtor 1			Debtor 2		
		Sources of inc Check all that a	apply. (bef	ss income ore deductions and usions)	Sources of inco		Gross income (before deductions and exclusions)
	dar year before th December 31, 20		nmissions,	\$3,375.00	☐ Wages, combonuses, tips	missions,	
		☐ Operating a	business		☐ Operating a l	ousiness	
Include in and other winnings.  List each	come regardless o public benefit payr If you are filing a jo	fincome during this year of whether that income is ments; pensions; rental pint case and you have ss income from each so	taxable. Examples income; interest; divincome that you rec	of other income are a vidends; money collec eived together, list it o	ted from lawsuits; only once under De	royalties; and btor 1.	
		Debtor 1			Debtor 2		
		Sources of inc Describe below	eac (bef	ss income from h source fore deductions and usions)	Sources of inco Describe below.		Gross income (before deductions and exclusions)
	y 1 of current year filed for bankrupt		ent	\$11,000.00			
For last caler (January 1 to	ndar year: December 31, 20	Unemployme 20 )	ent	\$21,227.00			
For last calend (January 1 to	dar year: December 31, 201	Retirement In 401k Loan De	ncome efault; Taxed in 2	2020 \$31,922.58			
	r Debtor 1's or De Neither Debtor 1	btor 2's debts primari I nor Debtor 2 has prin ly for a personal, family	ly consumer debts narily consumer d	ebts. Consumer debts	s are defined in 11	U.S.C. § 101	(8) as "incurred by an
	During the 90 day	ys before you filed for b	ankruptcy, did you p	pay any creditor a tota	I of \$6,825* or mor	e?	
		o line 7.					
	paid not ii	pelow each creditor to we that creditor. Do not inc nclude payments to an a estment on 4/01/22 and	lude payments for o	lomestic support oblig kruptcy case.	ations, such as ch	ild support ar	
■ Yes.		tor 2 or both have prir ys before you filed for b			l of \$600 or more?		
	■ No. Go to	o line 7.					
	inclu	pelow each creditor to we de payments for domes ney for this bankruptcy	tic support obligation				
Creditor	's Name and Addı	ress Dat	es of payment	Total amount paid	Amount you still owe	Was this p	ayment for

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

De	btor 1 Jamie Lynn Gallia	an		Cas	se number (if known)	8:21-bk-11710-ES
7.		es; any general par director, person in	rtners; relatives of any ger control, or owner of 20% o	neral partners; partners partners or more of their voting	erships of which you g securities; and an	u are a general partner; corporations by managing agent, including one for
	■ No □ Yes. List all payments t	to an insider.				
	Insider's Name and Addre	ess	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment
8.	Within 1 year before you fi insider? Include payments on debts of	•		ments or transfer a	any property on ac	ecount of a debt that benefited an
	■ No					
	☐ Yes. List all payments t	to an insider				
	Insider's Name and Addre	ess	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment Include creditor's name
Pa	rt 4: Identify Legal Action	ns. Repossession	s. and Foreclosures			
	List all such matters, includir modifications, and contract o  No  Yes. Fill in the details.					
	Case title Case number		Nature of the case	Court or agency		Status of the case
	Houser Bros. Co. vs. J Gallian 30-2019-01041423-CI-U	•	Unlawful Detainer filed 1/2/2019 regarding Lot 376, Tract 10542, Unit 4, Unexpired term of 80 yr. Ground Leasehold APN 178-011-16	Orange Cou Court 700 W. Civic West Santa Ana, C	Center Dr.	■ Pending □ On appeal □ Concluded
	Randall L. Nickell vs. Huntington Beach HOA, et. al. 30-2020-01163055-CU-	Voidable Voidable Trial Co of debt OR-CJC Interest Leaseh 937-630 2020 Co Nickel Voidable Voi	complaint to set aside a le sale filed 2 years afte ourt approved 2018 sale ors unencumbered Fee t, Subcondominium old in Unit 53, APN 0-53, in retaliation of omplaint by Randall vs. gton Beach Gables HOA Unencumbered sale na fide purchaser, I Nickell on October 31, or valuable eration including ment of Unexpired 80 und Leasehold thru 205 condominium old Estate, Tract 10542, 2, Gables subd.	r Orange Court Court 700 Civic Cer st Santa Ana	nter Dr. We	■ Pending □ On appeal □ Concluded  Debtor is a cross defendant
OC:	ate of Charles James Bra SC Probate Court 2017-00915711		ermine neirsnip in .	Orange County S 700 Civic Center Santa Ana, CA 92	Dr. West	Pending

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

#### Case 8:21-bk-11710-ES Doc 38 Filed 11/22/21 Entered 11/23/21 11:21:39 Desc Main Document Page 17 of 23

Deb	tor 1 Jamie Lynn Gallian		Case number (	if known)	8:21-bk-11	710-ES
	Case title Case number	Nature of the case	Court or agency		Status of th	e case
	Huntington Beach Gables HOA vs.	Collections	Orange County Superior	r	☐ Pending	
	Sandra Bradley, et. al.		Court		☐ On appe	eal
	30-2017-00913985		700 Civic Center Dr. Wes	Sī	Conclude	ed
					post judgr actions	ment collections
	Huntington Beach Gables HOA vs.	Collections	Orange County Superior	r	Pending	
	Jamie Gallian 30-2017-00962999-CU-HR-CJC		Court 700 Civic Center Dr. We	st	On appe	
			Santa Ana, CA 92701		Conclud	ed
	Jamie Lynn Gaillan vs. Jesus	personal injury	Orange County Superior	r	■ Pending	
	Jasso, Jr, et. al; Huntington		Court 700 Civic Center Dr. We	-4	☐ On appe	
	Beach Gables HOA. 30-2020-01153679		Santa Ana, CA 92701	SI	☐ Conclude	ed
10.	Within 1 year before you filed for bankrup. Check all that apply and fill in the details belo  ■ No. Go to line 11.  □ Yes. Fill in the information below.	w.	orry repussesseu, lorecioseu,		ou, anachet	
	Creditor Name and Address	Describe the Property		Date		Value of the property
		Explain what happened	d			рторопу
11.	Within 90 days before you filed for bankru accounts or refuse to make a payment bed  No		cluding a bank or financial ins	titution,	set off any a	amounts from your
	Yes. Fill in the details.	December the continue the	P441-	D-4		A
	Creditor Name and Address	Describe the action the	e creditor took	taken	ction was	Amount
12.	Within 1 year before you filed for bankrup court-appointed receiver, a custodian, or a		erty in the possession of an a	ssignee	for the bene	efit of creditors, a
	■ No □ Yes					
Par						
13.	Within 2 years before you filed for bankru ■ No	ptcy, did you give any gift	is with a total value of more th	an \$600	per person	<i>(</i>
	Yes. Fill in the details for each gift.					
	Gifts with a total value of more than \$600 per person	Describe the gifts		the gift	you gave ts	Value
	Person to Whom You Gave the Gift and Address:					
14.	Within 2 years before you filed for bankru	ptcy, did you give any gift	ts or contributions with a total	value o	f more than	\$600 to any charity?
	<ul><li>■ No</li><li>☐ Yes. Fill in the details for each gift or col</li></ul>	ntribution.				
	Gifts or contributions to charities that to more than \$600 Charity's Name		u contributed	Dates y		Value
	Address (Number, Street, City, State and ZIP Code)					

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

ebto	Jamie Lynn Gallian		Case number	(if known) 8:21-bk-1	1710-ES
art 6	List Certain Losses				
	lithin 1 year before you filed for bankruptcy or gambling?	or since you filed for bankruptcy, did	you lose anyt	hing because of the	ft, fire, other disaster,
	- 110				
	low the loss occurred Include	eribe any insurance coverage for the de the amount that insurance has paid. ance claims on line 33 of Schedule A/B	List pending	Date of your loss	Value of property lost
art 7	List Certain Payments or Transfers				
C	lithin 1 year before you filed for bankruptcy, onsulted about seeking bankruptcy or prepa clude any attorneys, bankruptcy petition prepare	ring a bankruptcy petition?			erty to anyone you
	•				
E	Person Who Was Paid Address Email or website address Person Who Made the Payment, if Not You	Description and value of any pro transferred	perty	Date payment or transfer was made	Amount of payment
W	lithin 1 year before you filed for bankruptcy, romised to help you deal with your creditors o not include any payment or transfer that you li	or to make payments to your credito		or transfer any prope	erty to anyone who
	No Yes. Fill in the details.				
	Person Who Was Paid Address	Description and value of any pro transferred	perty	Date payment or transfer was made	Amount of payment
<b>tr</b> In	lithin 2 years before you filed for bankruptcy ansferred in the ordinary course of your bus clude both outright transfers and transfers made clude gifts and transfers that you have already l l No	iness or financial affairs? e as security (such as the granting of a			
	Yes. Fill in the details.	Description and value of		ny property or	Date transfer was
	Person Who Received Transfer (Debtor)  Jamie Lynn Gallian	Description and value of property transferred	payments in paid in exc	received or debts hange	made
ŀ	Address: 16222 Monterey Ln. #376 Huntington Beach, CA 92649	Registration Individual Name 2014 Skyline Manufactured Home, LBM1081.	J-Sandcastle (Chase) uncas	Co surrendered	Registered Ind. name with HCD 2/25/2021, to satisfy request of Park N
	erson's Relationship to you; -Sandcastle Co LLC, It's Member	For 0.00 consideration.		Cashier Chk-B/A Iding CJC Dismissal I	Houser Bros Co.
(	James H. Casello Casello & Lincoln 225 Cabrillo Park Dr. Ste. 104	\$43,000 legal fees	Legal sei	rvices	multiple: 2019 to 2020
	Santa Ana, CA 92701	\$8,700	Legal se	rvices	2018 to 2019
3	Michael T. Chulak & Assoc. 80343 Canwood St. Ste. 203 Agoura Hills, CA 91301 None				
ç	Michael S. Devereux, Esq. 9171 Wilshire Blvd. Ste. 500 Beverly Hills, CA 90210	\$5,000	legal ser	vices	2018 to 2019
1	None				

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

Del	otor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-117	10-ES
	Person Who Received Transfer Address	Description and very property transfer		Describe any prop payments receive paid in exchange		Date transfer was made
	Person's relationship to you					
	Steven A. Fink, Esq 13 Corporate Plaza Dr. Ste. 150 Newport Beach, CA 92660	\$30,000		legal services		2019 to 2020
	None					
	David R. Flyer, Esq. 4120 Birch St. Ste. 101 Newport Beach, CA 92660 None	\$17,000		Legal services		2018 to 2019
	Sherry Garrels, Esq. 12660 Brookhurst St. #103 None Garden Grove Ca 92840	\$ 5,000		Legal Services West Ct Jasso mat	ter	2020-2021
19.	Within 10 years before you filed for bankruptc beneficiary? (These are often called asset-protection No  ☐ Yes. Fill in the details.		y property to a	self-settled trust or si	milar device of	f which you are a
	Name of trust	Description and v	Description and value of the property transferred			Date Transfer was made
Par	t 8: List of Certain Financial Accounts, Instru	uments, Safe Deposi	t Boxes, and Sto	orage Units		
20.	Within 1 year before you filed for bankruptcy, sold, moved, or transferred? Include checking, savings, money market, or chouses, pension funds, cooperatives, associa  No Yes. Fill in the details.	other financial accou	nts; certificates	of deposit; shares in		
		ast 4 digits of ccount number	Type of account instrument	ont or Date account closed, so moved, or transferred	ld,	Last balance before closing or transfer
21.	Do you now have, or did you have within 1 year cash, or other valuables?  No	ar before you filed for	bankruptcy, an	y safe deposit box or	other deposito	ory for securities,
	Yes. Fill in the details.					
	Name of Financial Institution Address (Number, Street, City, State and ZIP Code)	Who else had acc Address (Number, S State and ZIP Code)		Describe the contents	à	Do you still have it?
22.	Have you stored property in a storage unit or p	place other than your	home within 1	year before you filed t	or bankruptcy	?
	■ No □ Yes. Fill in the details.					
	Name of Storage Facility Address (Number, Street, City, State and ZIP Code)	Who else has or I to it? Address (Number, S State and ZIP Code)		Describe the contents	5	Do you still have it?

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

De	btor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-117	10-ES	
Pa	rt 9: Identify Property You Hold or Control for	Someone Else				
23.	23. Do you hold or control any property that someone else owns? Include any property you borrowed from, are storing for, or hold in trust for someone.					
	■ No □ Yes. Fill in the details.					
	Owner's Name Address (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP Code)	Describe the property	1	Value	
Pai	rt 10: Give Details About Environmental Inform	ation				
For	the purpose of Part 10, the following definitions	apply:				
	Environmental law means any federal, state, or toxic substances, wastes, or material into the a regulations controlling the cleanup of these su	air, land, soil, surface water, ground				
_	Site means any location, facility, or property as to own, operate, or utilize it, including disposal		law, whether you now	own, operate, c	or utilize it or used	
	Hazardous material means anything an environ hazardous material, pollutant, contaminant, or		s waste, hazardous sul	stance, toxic s	ubstance,	
Rep	ort all notices, releases, and proceedings that y	ou know about, regardless of whe	n they occurred.			
24.	Has any governmental unit notified you that yo	ou may be liable or potentially liable	e under or in violation o	of an environme	ental law?	
	■ No □ Yes. Fill in the details.					
	Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State an ZIP Code)	Environmental law	v, if you	Date of notice	
25.	Have you notified any governmental unit of any	y release of hazardous material?				
	■ No					
	Yes. Fill in the details.					
	Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State an ZIP Code)	Environmental lav	v, if you	Date of notice	
26.	Have you been a party in any judicial or admini	strative proceeding under any env	ironmental law? Includ	e settlements a	and orders.	
	■ No					
	Yes. Fill in the details.					
	Case Title Case Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Nature of the case		Status of the case	
Pai	rt 11: Give Details About Your Business or Cor	nnections to Any Business				
27	Within 4 years before you filed for bankruptcy,	did you own a business or have ar	ny of the following con	nections to any	husiness?	
	☐ A sole proprietor or self-employed in a	•	•	•	business.	
	■ A member of a limited liability company	y (LLC) or limited liability partnersh	nip (LLP)			
	☐ A partner in a partnership					
	☐ An officer, director, or managing execu	itive of a corporation				
	☐ An owner of at least 5% of the voting o	r equity securities of a corporation				

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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#### Case 8:21-bk-11710-ES Doc 38 Filed 11/22/21 Entered 11/23/21 11:21:39 Desc Main Document Page 21 of 23

Debtor 1 Jamie Lynn Gallian			Case number (if known) 8:21-bk-11710-ES				
☐ No.	None of the above applies. Go to I	Part 12.					
■ Yes	s. Check all that apply above and fil	I in the details below for each business.					
Addres	ss Name s Street, City, State and ZIP Code)	Describe the nature of the business		Employer Identification number Do not include Social Security number or I			
(	oness, only, online and all desire,	Name of accountant or bookkeeper	Dates bus	iness e	xisted		
	dcastle Co., LLC Monterey Lane #376	Residential Management	EIN:	83-24	53659		
Huntin	igton Beach, CA 92649		From-To	10/19/	2018-11/22/2021		
J-Pad,	LLC Anza Ave.	Residential Management.	EIN:	82-42	03776		
	ice, CA 90503		From-To	2/9/20	18-11/22/2021		
Name Addres	s. Fill in the details below.  S Street, City, State and ZIP Code)	Date Issued					
Addres		Date Issued					
Part 12: Si							
are true and with a bankru 18 U.S.C. §§	correct. I understand that making a uptcy case can result in fines up to 152, 1341, 1519, and 3571.  Lynn Gallian  n Gallian	nancial Affairs and any attachments, and false statement, concealing property, o \$250,000, or imprisonment for up to 20  Signature of Debtor 2	r obtaining mo				
Signature of	f Debtor 1						
Date	11/22/2021	Date					
Did you attac ■ No □ Yes	ch additional pages to Your Stateme	ent of Financial Affairs for Individuals F	iling for Bankru	ıptcy (C	official Form 107)?		
Did you pay o ■ No □ Yes. Name		t an attorney to help you fill out bankrup	-	e (Officia	al Form 119).		

Case 8:21-bk-11710-ES Doc 38 Filed 11/22/21 Entered 11/23/21 11:21:39 Desc Main Document Page 22 of 23

Fill in this information to identify your case:						
Debtor 1	Jamie Lynn Gallia					
	First Name	Middle Name	Last Name			
Debtor 2						
(Spouse if, filing)	First Name	Middle Name	Last Name			
United States Bankruptcy Court for the:		CENTRAL DISTRICT C	OF CALIFORNIASANTA ANA DIVISION			
Case number 8:21-bk-11710-ES						

■ Check if this is an amended filing

#### Official Form 108

## **Statement of Intention for Individuals Filing Under Chapter 7**

12/15

If you are an individual filing under chapter 7, you must fill out this form if:

- creditors have claims secured by your property, or
- you have leased personal property and the lease has not expired.

You must file this form with the court within 30 days after you file your bankruptcy petition or by the date set for the meeting of creditors, whichever is earlier, unless the court extends the time for cause. You must also send copies to the creditors and lessors you list on the form

If two married people are filing together in a joint case, both are equally responsible for supplying correct information. Both debtors must sign and date the form.

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known).

Part 1: List Your Creditors Who Have Secured Claims

	or any credito		: Creditors Who Have Claims Secured by Property (O	fficial Form 106D), fill in the		
lo	dentify the cre	ditor and the property that is collateral	What do you intend to do with the property that secures a debt? Did you claim the property as exempt on Sched			
	Creditor's <b>J</b> - lame:	Pad, LLC,	□ Surrender the property. □ Retain the property and redeem it. □ Retain the property and enter into a	□ No ■ Yes		
	Description of property	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649	Reaffirmation Agreement.	_ 100		
•	ecuring debt:	Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2".	Retain the property and [explain]:  Retain.			
	Creditor's PF	OPLE OF THE ST OF CALIFORNIA	Commendation manager	□ No		
	name:	OF LE OF THE STOP CALIFORNIA	☐ Surrender the property. ☐ Retain the property and redeem it.	□ NO		
С	Description of	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081.	Retain the property and enter into a Reaffirmation Agreement.	■ Yes		

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

	nie Lynn Gallian	Case number (if known	8:21-bk-11710-ES
	Serial Number AC7V710394GB	Retain the property and [explain]:	
property securing debt	56'x15'2"; Serial Number	Lien To Be Avoided By 522(f) or Othe 2. Fines, Fees paid to WJC Superior Count Attorney Fee civil award Janine Jasso, Escaward to a "Government Entity", possible of the second sec	t as Ordered on 12/13/2019. _1/27/2020, not a restitution
Creditor's	Huntington Beach Gables	☐ Surrender the property.	□ No
	Homeowners Association	☐ Retain the property and redeem it.	LI NO
Description of	_	☐ Retain the property and enter into a  Reaffirmation Agreement.	■ Yes
property	Huntington Beach, CA 92649  Orange County	■ Retain the property and [explain]:	
securing debt	APN: 891-569-62; 2014 Skyline Custom Villa Manufactured	Lien to be avoided by 522(f) or other means.	
	Home. Decal No. LBM1081. Serial Number AC7V710394GB	Janine Jasso, Esq. filed with SOS, July 2020	Notice of II
	56'x15'2"; Serial Number AC7V710394GA 60'x15'2".	duplicate of JL December 2018, Huntington length Homeowners Association.	
Port 2: Liet V	Your Unavaised Daysonal Droposty Lagon		
	our Unexpired Personal Property Leases  ed personal property lease that you lister	s d in Schedule G: Executory Contracts and Unexpire	ed Leases (Official Form 106G), f
n the information	on below. Do not list real estate leases. U	nexpired leases are leases that are still in effect; the trustee does not assume it. 11 U.S.C. § 365(p)	e lease period has not yet ended
Describe your i	unexpired personal property leases		Will the lease be assumed?
	Master Lessor - Houser Bros. Co. GP;	Original Tenant Robert P. Warmington, an Ind.	will the lease be assumed?
Lessor's name:	Home Park consisting of Tract 10542, U Original Tenant Robert P. Warmington,	<u> </u>	□ No ■ Yes
	BS Investors, assigned to themselves of Master Lessor Houser Bros Co (Craig H	Houser and Tenant BS Investors, Hugh 005 without NOTICE to Consumers. Ground	_ 160
Description of eased Property:	Expires 2059. Unexpired Ryan 2006 of tear out; Lisa Ryan replaced with New 2	terey Lane, Huntington Beach, California. Ground Lease Lot 376; In 2013, old mobilehome 2014 Skyline Custom Villa, Park continued 2006	
		Lisa Ryan Assigned Lot 376 space agreement,	
	location of new construction 2014 Skyl	Lisa Ryan Assigned Lot 376 space agreement, line Home LBM1081 sold to Jamie Gallian after Judge Carmen Luege, confirmed 3/6/2019.	
Description of	location of new construction 2014 Skyl court approved sale, 10/18/2018, CJC,	line Home LBM1081 sold to Jamie Gallian after	□ No
Description of eased Property	location of new construction 2014 Skyl court approved sale, 10/18/2018, CJC, Hyundai Capital America Vehicle lease for 2020 Kia Sportage. Expire	line Home LBM1081 sold to Jamie Gallian after Judge Carmen Luege, confirmed 3/6/2019.	□ No ■ Yes
Description of eased Property	location of new construction 2014 Skyl court approved sale, 10/18/2018, CJC, .  Hyundai Capital America Vehicle	line Home LBM1081 sold to Jamie Gallian after Judge Carmen Luege, confirmed 3/6/2019.	
Description of leased Property  Part 3: Sign	location of new construction 2014 Skyl court approved sale, 10/18/2018, CJC, of Hyundai Capital America Vehicle lease for 2020 Kia Sportage. Expire Below	line Home LBM1081 sold to Jamie Gallian after Judge Carmen Luege, confirmed 3/6/2019.	■ Yes
Part 3: Sign I	location of new construction 2014 Skyl court approved sale, 10/18/2018, CJC, with the court approved sale, 10/18/2018,	line Home LBM1081 sold to Jamie Gallian after Judge Carmen Luege, confirmed 3/6/2019.  es 12/1/2022  ny intention about any property of my estate that se	■ Yes
Part 3: Sign Inder penalty or roperty that is  Jamie Ly	Iocation of new construction 2014 Skyl court approved sale, 10/18/2018, CJC, which is the court approved sale, 10/18/2018, CJC, which is the court approved to approve the court approved to an unexpired lease. The court approved to an unexpired lease. The court approved to an unexpired lease.	line Home LBM1081 sold to Jamie Gallian after Judge Carmen Luege, confirmed 3/6/2019.  es 12/1/2022  ny intention about any property of my estate that se	■ Yes
Inder penalty of property that is	Iocation of new construction 2014 Skyl court approved sale, 10/18/2018, CJC, which is the court approved sale, 10/18/2018, CJC, which is the court approved to approve the court approved to an unexpired lease. The court approved to an unexpired lease. The court approved to an unexpired lease.	line Home LBM1081 sold to Jamie Gallian after Judge Carmen Luege, confirmed 3/6/2019.  es 12/1/2022  ny intention about any property of my estate that se	■ Yes

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

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**EXHIBIT 35** 

Case 8:21-bk-11710-ES Doc 39 Filed 11/23/21 Entered 11/23/21 15:43:25 Desc Main Document Page 1 of 26

#### **AMENDED**

#### PROOF OF SERVICE OF DOCUMENT

		y to this bankruptcy case or adversal I BEACH, CA 92647.	y proceeding. My business address is:
DOCUMENT NO. :	38 - Summary of A	ng document entitled (specify): PRO mended Schedules and Statemer ed (a) on the judge in chambers in the	
	nd <b>(b)</b> in the manne		
Orders and LBR, the 11-22-2021, I check	ne foregoing docum ked the CM/ECF do	ent will be served by the court via Ni ocket for this bankruptcy case or adv	ING (NEF): Pursuant to controlling General EF and hyperlink to the document. On ersary proceeding and determined that the esmission at the email addresses stated below:
Jeffrey I Golden ( D. Edward Hays cmendoza@mars Laila Masud Imas Mark A Mellor r Valerie Smith c	TR) lwerner@w ehays@marshad hackhays.com; cn ud@marshackhay nail@mellorlawfiri laims@recoveryc	gllp.com, jlg@trusteesolutions.nokhays.com; ehays@ecf.courtdrivenendoza@ec.courtdrive.com; s.com, lmasud@ecf.courtdrive.co n.com, mellormr79158@notify.bes	et; kadele@wgllp.com .com; kfrederick@ecf.courtdrive.com; m. kfrederick@ecf.courtdrive.com
	, , ,		
		L	Service information continued on attached page
add <del>resses in this b</del> envelope in the Un	ankruptcy case or a ited States mail, firs	idversary proc <del>eedin</del> g by placing a truit class, postage prepaid, and addres	wing persons and/or entities at the last known e and correct copy thereof in a sealed sed as follows. Listing the judge here than 24 hours after the document is filed.
		_	Service information continued on attached page
for each person or persons and/or ent method), by facsim	entity served): Pursities by personal de nile transmission an	suant to F.R.Civ.P. 5 and/or controlling livery, overnight mail service, or (for	E TRANSMISSION OR EMAIL (state method ng LBR, on 11/23/2021, I served the following those who consented in writing to such service ge here constitutes a declaration that personal 4 hours after the document is filed.
Huntington Beach c/o Feldsott & Lee 23161 Mill Creek I Laguna Hills, CA 9 Email: feldsott@g	e Drive, Suite 300 12653 gmail.com	Janine Jasso, Esq 16025 Warmingon Lane Huntington Beach, CA 92649 P.O. Box 370161 El Paso, TX 79937	$\frac{XX}{X}$ Service information continued on attached page
mpoole@calhoala	aw.com	Email: j9_jasso@yahoo.com	
I declare under per	nalty of perjury unde	er the laws of the United States of Ar	nerica that the foregoing is true and correct.
11-23-2021	ROBERT MCI	ELLAND	Robert McLelland
Date	Printed Na	ame	Signature bobwentflying@yahoo.com

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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Huntington Beach Gables
Homeowners Association
Pejman D. Kharrazian, Esq.
10200 willow Creek Road, Suite 100
San Diego, CA 92131

1.

Email Address: pkharrazian@epsten.com

8. Janine B. Jasso, Esq. P.O. Box 370161 El Paso, TX 79937

Email: j9 jasso@yahoo.com

 Huntington Beach Gables Homeowners Association Michael Poole, Esq.
 23161 Mill Creek Drive, Suite 300 Laguna Hills, CA 92653

Email Address: mpoole@calhoalaw.com

 Sandra L. Bradley, Administrator Estate of Charles J. Bradley, Jr. 18 Meadow Wood Coto De Caza, CA 92679 SandyBrad@cox.net

4. Sandra L. Bradley, Administrator
Estate of Charles J. Bradley, Jr.
Ross, Wolcott, Teinert & Prout, LLP
Suzanne Tague, Esq.
3151 Airway Avenue, Suite S-1
Costa Mesa, CA 92626
stague@rossllp.com

Houser Bros Co.
 Craig Houser
 16222 Monterey Ln.
 Huntington Beach, CA 92649
 chouser@ranchodelreymhe.com

Houser Bros Co
 Vivienne Alston
 27201 Puerta Real, Suite 300
 Mission Viejo CA 92691
 valston@aadlawyers.com

7. James H. Casello, Esq.
Casello & Lincoln
525 Cabrillo Park Drive, Suite 104
Santa Ana, CA 92701
jhctlex@yahoo.com

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### Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Main Document Page 1 of 26

Attorney or Party Name, Address, Telephone & FAX Nos.,State Bar No. & Email Address	FOR COURT USE ONLY
JAMIE LYNN GALLIAN 16222 MONTREY LN. #376 HUNTINGTON BEACH, CA 92649 (714)321-3449 JAMIEGALLIAN@GMAIL.COM	
Attorney for Debtor	
✓ Individual appearing without attorney  UNITED STATES BA	ANKRUPTCY COURT
	FORNIASANTA ANA DIVISION
In re:  Jamie Lynn Gallian	CASE NO.: 8:21-bk-11710-ES
	CHAPTER: 7
	AMENDED
	SUMMARY OF AMENDED SCHEDULES, STATEMENTS [LBR 1007-1(c)]
Debtor(s)	
A filing fee is required to amend Schedules D, or E/F (see <u>Abbreviatewww.cacb.uscourts.gov</u> ). A supplemental master mailing list (do not attachment if creditors are being added to the Schedule D or E/F. Ar	repeat any creditors on the original) is also required as an
The following schedules, master mailing list or statements (check all	that apply) are being amended:  ☐ Schedule E/F  Schedule G
Schedule H Schedule I Schedule J	☐ Schedule J-2 ✓ Statement of Financial Affairs
Statement About Your Social Security Number(s)	▼ Statement of
Other (specify)	
I/we declare under penalty of perjury under the laws of the United St. statements are true and correct.  Date: 11/22/2021 Jamie Lag. Debtor 1.5	Jamis Lynn Gallian
	( loint Dobtor) Signature (if applicable)

<u>NOTE:</u> It is the responsibility of the Debtor, or the Debtor's attorney, to serve copies of all amendments on all creditors listed in this Summary of Amended Schedules, Master Mailing List, and/or Statements, and to complete and file the attached Proof of Service of Document.

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#### **AMENDED**

#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 5801 SKYLAB ROAD, HUNTINGTON BEACH, CA 92647

A true and correct copy of the foregoing document entitled (*specify*): **Summary of Amended Schedules and Statements** will be served 11/22/2021 or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On 11-22-2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below Jeffrey I Golden (TR) lwerner@wgllp.com, jlg@trusteesolutions.net; kadele@wgllp.com D. Edward Hays ehays@marshackhays.com; ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ec.courtdrive.com; Laila Masud Imasud@marshackhays.com, Imasud@ecf.courtdrive.com. kfrederick@ecf.courtdrive.com Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com claims@recoverycorp.com Valerie Smith United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov Service information continued on attached page **2. SERVED BY UNITED STATES MAIL**: On \_\_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 11/22/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. Janine Jasso, Esq. XX Service information continued on attached 16025 Warmingon Lane page Huntington Beach, CA 92649 P.O. Box 370161 El Paso, TX 79937

**Huntington Beach Gables HOA** c/o Feldsott & Lee 23161 Mill Creek Drive, Suite 300 Laguna Hills, CA 92653 Email: feldsott@gmail.com mpoole@calhoalaw.com

Email: j9 jasso@yahoo.com

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Robert McLelland **ROBERT MCLELLAND** 11-22-2021 Signature Date Printed Name

#### Case 8:21-bk-11710-ES Doc 39 Filed 11/23/21 Entered 11/23/21 15:23:29 Desc Main Document Page 8 of 28

Fill i	n this info	ormation to ident	ify your case and	this filing	g:					
Debt	or 1	Jamie Lyn		Idle Name		Lost Name				
Debt	or 2	riist Name	MIC	idle ivame		Last Name				
(Spou	se, if filing)	First Name	Mic	Idle Name		Last Name				
Unite	ed States I	Bankruptcy Court	for the: CENTRA	L DISTRI	CT OF C	ALIFORNIASANTA A	NA DIVISI	ON		
Case	e number	8:21-bk-11710	)-ES							Check if this is an amended filing
		orm 106A	_							
		ile A/B: F								12/15
think inforn	it fits best. nation. If m er every qu	Be as complete ar ore space is neede estion.	id accurate as poss d, attach a separate	ible. If two sheet to t	married p his form. (	<ul> <li>If an asset fits in more beople are filing together.</li> <li>On the top of any addition</li> <li>Our Own or Have an Interest</li> </ul>	r, both are e onal pages,	qually respo	nsible for su	pplying correct
1 Do	vou own o	r have any legal or	equitable interest in	n anv resid	lence, buil	lding, land, or similar pro	operty?			
	No. Go to F			,		,g,	opolty.			
_		e is the property?								
_	res. when	e is the property?								
	Located on APN 178-011-01		What	is the pro	operty? Check all that apply					
1.1	Tract 10542, Unit 4, Lot 376		***************************************	Single-fa	amily home					
		onterey Ln. Sp		_	Duplex o	or multi-unit building				nims or exemptions. Put
	Street addres	ss, if available, or other	description		Condom	inium or cooperative				d claims on <i>Schedule D:</i> ns Secured by Property.
					Manufac	ctured or mobile home				
					Land			Current valu	o of the	Current value of the
	Hunting	ton Beach CA		_ □	Investme	ent property		entire prope		portion you own?
	City	Stat	e ZIP Code			are			5,000.00	\$235,000.00
				ш	Other			(such as fee	simple, ten	our ownership interest ancy by the entireties, or
				Who	has an int	terest in the property? Ch	heck one			80 yr Ground -011-01, Tract 10542,
	_				Debtor 1	only		Unit 4, Lot	376. OC C	lk Rec. RS Bk 58 pg
	Orange			_ 📙		•		35-36; Par Bk 456, Pg		k 108 Pg 47, 48; MM
	County					and Debtor 2 only one of the debtors and and	other	☐ Check	f this is com	munity property
				_	, it lodds (	one of the debters and and	outor	`	,	
						you wish to add about th				
						62; 2014 Skyline Cu . LBM 1081. Serial N				
						Debtor. HCD COTA				30 X 13 Z .
				itogisti	J. 54 10 1	203.01. 110D 001A	Politorie	<del></del>		
2	\dd tho d	allar value of the	nortion you own	for all of	vour ont	rice from Part 1 inclu	idina any a	ontrine for		
						ries from Part 1, inclu			>	\$235,000.00
-	-									

Part 2: Describe Your Vehicles

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on Schedule G: Executory Contracts and Unexpired Leases.

Official Form 106A/B Schedule A/B: Property

Best Case Bankruptcy

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D	ebtor 1 Jamie Lynn	Gallian	Case number (if known)	8:21-bk-11710-ES
3.	Cars, vans, trucks, tract	tors, sport utility vehicles, motorcycle		
	Yes Lease 2020	Kia Sportage Expires 12/2022		
	□ No			
		tor homes, ATVs and other recreational vehicles, other veh motors, personal watercraft, fishing vessels, snowmobiles, mot		
	No			
	□ Yes			
5		the portion you own for all of your entries from Part 2, incl ed for Part 2. Write that number here		\$0.00
		nal and Household Items		
		egal or equitable interest in any of the following items?		Current value of the portion you own?  Do not deduct secured claims or exemptions.
6.	Household goods and f Examples: Major applian  □ No  ■ Yes. Describe	urnishings ices, furniture, linens, china, kitchenware		
		Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntin	gton Beach CA	\$3,500.00
		92649		Ψ5,300.00
		waterford crystal set red and white wine glasses		\$1,000.00
		wateriora orystar set rea and write wine glasses		<u> </u>
7.		nd radios; audio, video, stereo, and digital equipment; compute phones, cameras, media players, games	rs, printers, scanners; music c	ollections; electronic devices
	Tes. Describe			
		Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntin 92649	gton Beach CA	\$500.00
8.		figurines; paintings, prints, or other artwork; books, pictures, or ons, memorabilia, collectibles	other art objects; stamp, coin,	or baseball card collections;
	Yes. Describe	Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649		
		Lladro figurine collection (20)		\$1,900.00
9.	Equipment for sports an Examples: Sports, photo musical instru	graphic, exercise, and other hobby equipment; bicycles, pool ta	ables, golf clubs, skis; canoes a	and kayaks; carpentry tools;
	■ No □ Yes. Describe			
10	Firearms  Examples: Pistols, rifles  No	s, shotguns, ammunition, and related equipment		
	☐ Yes. Describe	0.1.1.5		_
	icial Form 106A/B	Schedule A/B: Property		page 2  Best Case Bankruntcy

### Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:43:29 Desc Main Document Page 8 of 28

Debtor 1	Jamie Lynn	Gallian		Case numbe	r (if known)	8:21-bk-11710-ES
11. <b>Cloth</b> e <i>Exam</i> □ No		othes, fur	s, leather coats, designer	wear, shoes, accessories		
	. Describe					
. 55	. 2000				_	
			clothing on: 16222 Monterey L	ane, Space 376, Huntington Beach CA		\$1,000.00
□ No		welry, cos	stume jewelry, engagemer	nt rings, wedding rings, heirloom jewelry, watche	es, gems, g	old, silver
		chains	s/bracelets, and earrin	. old); costume jewelry, misc. non-gold gs. ane, Space 376, Huntington Beach CA		\$1,000.00
Exam □ No -	arm animals ples: Dogs, cats, b	birds, hor	ses		_	
		5-vear	old Wired Terrier Dog	1	٦	\$25.00
■ No □ Yes	. Give specific info	ormation.	your entries from Part 3,	ready list, including any health aids you did including any entries for pages you have att		\$8,925.00
IOF F	rari 3. Write that i	number	nere			
Part 4: D	escribe Your Finance	cial Asset	s			
Do you o	wn or have any le	egal or e	quitable interest in any c	of the following?		Current value of the portion you own? Do not deduct secured claims or exemptions.
■ No		·	our wallet, in your home, ir	a safe deposit box, and on hand when you file	your petition	on
Exam				certificates of deposit; shares in credit unions, be same institution, list each.	orokerage h	nouses, and other similar
□ No ■ Yes				Institution name:		
		17.1.	EDD Debit account	Bank of America		\$3,793.00
		17.2.	Savings	Alliant Credit UnionOnly funds are Credief funds from the government.	ovid-19	\$1,407.00

Official Form 106A/B Schedule A/B: Property

Best Case Bankruptcy

## Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:43:29 Desc Main Document Page 0 of 26

Debtor 1	Jamie Lynn Gallian		Case number	er (if known) 8:21-I	ok-11710-ES
	17.3.	Savings	Alliant Credit Union-Only funds are C relief funds from the government.	ovid-19	\$2,600.00
18 Ronds	, mutual funds, or public	cly traded stocks			
Exam <sub>l</sub>			cerage firms, money market accounts		
■ No		Institution or issuer na	ame.		
☐ Yes.		mondadir or issuer ne	ame.		
	ublicly traded stock and venture	interests in incorpor	rated and unincorporated businesses, including	an interest in an L	.LC, partnership, and
	Give specific information	about them			
	Name of entity:		% of owner	•	
			a bank account of \$9000.00 assets to B/A Current less than \$500.00		
Original <sub>I</sub>	purpose of LLC was to	o hold HCD Regist	tration to Debtor's residence.		
			/25/2021 after voluntary Park refused to countersign		
			, J-Sandcastle Co LLC. Accord-		
			ules allegedly forbid home		
			n individual name. However, Park allows Ited reason in RDRMHE Park Rules.	100 %	\$500.00
Rent Che BK petition with CA Condebtor, H	cks tendered for spac on 7-9-21 by debtor (A Covid-19 Relief AWAR ouser Bros sent unca	e 376 as agreed. S Illiant CU Acct.) th D 10/27/2021; Hou shed checks to va	9/21 Chase Bank- J-Sandcastle Co LLC; Space rent tendered each month since filin Irough December 31, 2021, Concurrently Iser Bros Co. caused further harm to Irious un-authorized entities including the	g	
,	olation of debtors ST <i>A</i> J-Pad, LLC,  Holder of		1/14/2019.	100 %	\$14,710.00
Negotia Non-ne ■ No	able instruments include pegotiable instruments are t	ersonal checks, cashi hose you cannot trans	iable and non-negotiable instruments ers' checks, promissory notes, and money orders. sfer to someone by signing or delivering them.		
	ment or pension account oles: Interests in IRA, ERIS		3(b), thrift savings accounts, or other pension or pro	ofit-sharing plans	
■ Yes.	List each account separat		Institution name:		
	IRA		Fidelity		\$ 7,400.00
Your sl Examp ☐ Yes ■ No  23. Annuit ■ No ☐ Yes.	ties (A contract for a period	s you have made so the llords, prepaid rent, put the lords, prepaid rent, put the lords, prepaid rent, put the large and description.	nat you may continue service or use from a companublic utilities (electric, gas, water), telecommunication Institution name or individual:  To you, either for life or for a number of years)	ns companies, or of	hers
	C. §§ 530(b)(1), 529A(b),		Schedule A/B: Property		page 4

Debtor	1 Jamie Ly	nn Gallian		Case number (if known)	8:21-bk-11710-ES
■ N	es	Institution nam	e and description. Separately file	the records of any interests.11 U.S.C. § 521(c)	
25. <b>Tru</b>		r future interest	s in property (other than anythi	ng listed in line 1), and rights or powers exe	ercisable for your benefit
	io 'es. Give specifio	information abo	ut them		
			rade secrets, and other intellect websites, proceeds from royalties		
		information abo	ut thom		
	es. Give specific				
	amples: Building		eneral intangibles re licenses, cooperative association	on holdings, liquor licenses, professional licens	es
	es. Give specific	c information abo	ut them		
Money	or property ow	ed to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
			ut them, including whether you alr	eady filed the returns and the tax years	
Ex ■ N	•	•	mony, spousal support, child supp	port, maintenance, divorce settlement, property	settlement
Ex ■ N	benefits	wages, disability ; unpaid loans yo		nefits, sick pay, vacation pay, workers' compe	nsation, Social Security
	•		nsurance; health savings account	(HSA); credit, homeowner's, or renter's insurar	nce
ΠY	es. Name the ins		of each policy and list its value. ny name:	Beneficiary:	Surrender or refund value:
lf y	ou are the benef meone has died.		e you from someone who has d rust, expect proceeds from a life i	ied nsurance policy, or are currently entitled to rec	eive property because
<b>■</b> Y	es. Give specific	c information		J. Bradley, Jr. Case No. 30-2017-0091 oceeds will pass to debtor.	5711.
		million,	June 2020, denied by Admi	lames Bradley Jr. filed by debtor for \$1 nistrator, Sandra Bradley, approx. any recovery will be awarded.	Unknown

Official Form 106A/B Schedule A/B: Property page 5

## Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Whaim Document Page 12 off 226

Debtor 1	Jamie Lynn Gallian	Case number (if known) 8:21-bk-1	1710-ES
Exam	nples: Accidents, employment s. Describe each claim.	ther or not you have filed a lawsuit or made a demand for payment disputes, insurance claims, or rights to sue Vrongful termination against United Airlines. No lawsuit filed. Claim filed Collective Bargaining with Association of Flight Attendants under Railway Labor Act. Arbitration with Compa\ny & AFA requested and being pursued.	Unknown
34. <b>Othe</b> □ No		d claims of every nature, including counterclaims of the debtor and rights to set off clair	ns
	s. Describe each claim		
34.1	Claim against Sa transaction May 2010219518 APN	ndra Bradley and Houser Bros Co for failure to disclose real estate 2010, that ultimately lead to recordation of Grant Deed Doc # 937-63-053, Unit 53 in name of Houser Bros instead of intended a L. Bradley Trust.	Unknown
34.2	ARC violations in Alderport, that o	gainst Sandra Bradley for failure to disclose previous alleged n connection with improvements to Unit 53 in 2014, 2015, 2016, at ccurred prior to debtor became legal owner of the Alderport property on the subject of 4/11/2017 FAC 5/16/2017, Gables HOA civil complaint.	Unknown
34.3	Co. dba Rancho Del Re violations of MRL §798 entry; forcible detainer filed 1/2/19. Failure to	Tract 10542 Master Lessor Houser Bros Co. and Park Manager Houser Bros by Mobilehome Estates for Violation(s) Davis Stirling Act; Civil Code; et seq. multiple acts (retaliation, discrimination, trespassing/unlawful, wrongful eviction, failure to timely pursue/prosecute frivolous UD claim counter sign Consumer Lease Agreement with Applicant(s); Registered urchase 2014 Skyline Custom Villa, LBM1081	
	Possib	le award of Attorney Fees under Davis Stirling Act; CA Civil Code; and (MRL)	Unknown
34.4	Personal Injury claim p et al. Case No. 30-2020	ending against Huntington Beach Gables HOA; Jesus Jasso, Jr. -01153679.	
		Estimated damages approximately \$195,000.	Unknown
34.5	Due to	pending litigation potential right of debtor to reversionary interest unexpired	Ground
J7.J	APN 178-771-03; Original Master L Robert P. Warmington, Further assigned Decla Declarant to various co Tract 10542, Lot 1 and First Amendment to Co in Master Ground-Leas  (Huntington Beach HOA seek a voiding of Ground Leasehold and value, Randall Nickels,	essor Houser Bros Co. and Robert P. Warmington, an Ind. Original Tenant; an Ind. Sublessor, assigned to Robert P. Warmington Company, Subleasee; arant Robert P. Warmington Co. Sublessor assigned certain rights of the ensumers until 2059, an 80-year GroundLeasehold and Subcondominium Leas 2; Further rights clarified by Master Lessor and Sublessor in that certain C&Rs filed OC Clerk Recorder, 8/5/1980, Doc No. 8005, detailing Consumer's Intehold and Subcondominium Leasehold relative to Lot 1 & 2 Tract 10542 Hunt. Ch Gables HOA has filed a cross-complaint pending OCSC, in which Gables the debtors sale of unencumbered fee interest in debtor's previous residence. I SubCondominium Leasehold sold on 10/31/2018 to a bona fide purchaserfor including rights of Assignment of unexpired term of 80 yr Ground Leaseshold Leasehold from Debtor to purchaser Randall Nickels).	ehold terest Beach.
34.6			
	Fotential Victim Restitt	Ition Order from Defendant Jesus Jasso, Jr, PC§242 OCSC Case No. 19WM09951  Approx. economic damages \$73,000.00  ———	Unknown
□ Ño	financial assets you did not a	CA COVID-19 Award - State of California. Landlord refused to participate or apply of behalf of this tenant after receiving Tenants Declaration re: Covid related afflictions from Tenant. Tenant applied 6/9/21 and was Awarded Relief on 10/27/2021.	on \$24,301.55
		Landlord waited three weeks to notify Counsel in UD case of funds received. Landle	ord
		Landlord waited three weeks to notify Counsel in UD case of funds received. Landlore refused to dismiss UD case. Application to avoid Lease Forfeiture Filed @ CJC.  ur entries from Part 4, including any entries for pages you have attached re	\$ 54,711.55

art 5: Describe Any Business-Related Property You Own or Have an Interest In. List any real estate in Part 1

Schedule A/B: Property page 6

Best Case Bankruptcy

Official Form 106A/B

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## Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Waim Doccument Pagge 1920ff226

Deb	otor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES
_	Oo you own or have any legal or equita No. Go to Part 6. Yes. Go to line 38.	able interest in any business-rela	ted property?		
Part	6: Describe Any Farm- and Commer If you own or have an interest in far	cial Fishing-Related Property You mland, list it in Part 1.	u Own or Have an Interes	t In.	
	Do you own or have any legal or o ■ No. Go to Part 7. □ Yes. Go to line 47.	equitable interest in any farm	- or commercial fishin	g-related property?	
Part	7: Describe All Property You O	wn or Have an Interest in That Yo	ou Did Not List Above		
<b>■</b>	Do you have other property of any Examples: Season tickets, country No Yes. Give specific information Add the dollar value of all of you	club membership			\$0.00
Part	8: List the Totals of Each Part of	this Form			
57. 58.	Part 2: Total vehicles, line 5 Part 3: Total personal and house Part 4: Total financial assets, lin Part 5: Total business-related per Part 6: Total farm- and fishing-re	ehold items, line 15 e 36 coperty, line 45 elated property, line 52	\$0.00 \$8,925.00 \$54,711.55 \$0.00 \$0.00		\$235,000.00
62.	Total personal property. Add line	es 56 through 61	\$63,636.55	Copy personal property to	otal <b>\$63,636.55</b>
63.	Total of all property on Schedul	<b>a A/B</b> . Add line 55 + line 62			\$298,636.55

Official Form 106A/B Schedule A/B: Property

#### Case 8:21-bk-11710-ES Doc 39 Filed 11/23/21 Entered 11/23/21 15:23:29 Desc Main Document Page 19 of 26

Fill in this information to identify your case:							
Jamie Lynn Galli	Jamie Lynn Gallian						
First Name	Middle Name	Last Name					
First Name	Middle Name	Last Name					
ankruptcy Court for the:	CENTRAL DISTRICT C	DF CALIFORNIASANTA ANA DIVISION					
8:21-bk-11710-ES							
	Jamie Lynn Gallia First Name  First Name  ankruptcy Court for the:	Jamie Lynn Gallian         First Name       Middle Name         First Name       Middle Name         ankruptcy Court for the:       CENTRAL DISTRICT Court					

Check if this is an amended filing

### Official Form 106C

### Schedule C: The Property You Claim as Exempt

1/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

Pa	rt 1: Identify the Property You Claim as E	xempt							
1.	Which set of exemptions are you claiming	? Check one only, eve	n if yo	ur spouse is filing with you.					
■ You are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(3)									
	☐ You are claiming federal exemptions. 11	U.S.C. § 522(b)(2)							
2.	For any property you list on Schedule A/B	or any property you list on Schedule A/B that you claim as exempt, fill in the information below.							
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Amo	ount of the exemption you claim	Specific laws that allow exemption				
		Copy the value from Schedule A/B	Che	ck only one box for each exemption.					
	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange	\$235,000.00		\$600,000.00	C.C.P. § 704.730				
	County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from Schedule A/B: 1.1			100% of fair market value, up to any applicable statutory limit					
	Misc. household goods and furnishings	\$3,500.00		\$3,500.00	C.C.P. § 704.020				
	Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 6.1			100% of fair market value, up to any applicable statutory limit					
	waterford crystal set red and white	\$1,000.00		\$1,000.00	C.C.P. § 704.040				
	wine glasses Line from Schedule A/B: 6.2			100% of fair market value, up to any applicable statutory limit					

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 1 of 3

### Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Main Document Page 14 of 26

tor 1 Jamie Lynn Gallian	Current value of the	A	Case number (if known)	8:21-bk-11710-ES
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own		ount of the exemption you claim	Specific laws that allow exemption
	Copy the value from Schedule A/B	Cne	ck only one box for each exemption.	
Wall television, computer, printer and peripherals	\$500.00	•	\$500.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649			100% of fair market value, up to any applicable statutory limit	
Line from Schedule A/B: 7.1				
Lladro figurine collection (20) Line from Schedule A/B: 8.1	\$1,900.00	•	\$1,900.00	C.C.P. § 704.040
			100% of fair market value, up to any applicable statutory limit	
Misc. clothing Location: 16222 Monterey Lane,	\$1,000.00		\$1,000.00	C.C.P. § 704.020
Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 11.1			100% of fair market value, up to any applicable statutory limit	
Movado wrist watch (20 yrs. old);	\$1,000.00	•	\$1,000.00	C.C.P. § 704.040
costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 12.1			100% of fair market value, up to any applicable statutory limit	
				C C D S 704 470
CA COVID-19 TENANT RELIEF AWARD 10-27-2021	\$24,302.00		\$24,302.00	C.C.P. § 704.170
Line from Schedule A/B: 35			100% of fair market value, up to any applicable statutory limit	Executive Order N-57-20
EDD Debit account: Bank of America Line from Schedule A/B: 17.1	\$3,793.00		\$3,793.00	C.C.P. § 704.225
Line IIoni Schedule A.B. 11.1			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$1,407.00	•	\$1,407.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.2			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$381.00	C.C.P. § 704.220
the government. Line from <i>Schedule A/B</i> : 17.3			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00	•	\$2,219.00	C.C.P. § 704.225
the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
IRA: Fidelity	\$7,400.00	•	\$7,400.00	C.C.P. § 704.115(a)(1) & (2)
Line from Schedule A/B: 21.1			100% of fair market value, up to	(b)

Official Form 106C

Schedule C: The Property You Claim as Exempt

page 2 of 3

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De	btor 1 Jamie Lynn Gallian				Case number (if known)	8:21-bk-11710-ES		
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Am	ount of the	exemption you claim	Specific laws that allow exemption		
		Copy the value from Schedule A/B	Che	ck only one i	box for each exemption.			
	IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00			\$7,400.00	11 U.S.C. § 522(b)(3)(C)		
					fair market value, up to cable statutory limit			
	Personal Injury claim against Huntington Beach Gables HOA;	Unknown			\$195,000.00	C.C.P. § 704.140		
	Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000. Line from Schedule A/B: 34.4				fair market value, up to cable statutory limit			
	Potential Award Victim Economic Restitution against	Unknown	Х	х	\$73,000.00	C.C.P. 704.140		
Jesus Jasso, Jr. PC §242. DOI 8/5/2018. OCSC 19WM09951 Line from Schedule A/B: 34.6					fair market value, up to icable statutory limit	· •		
3.	Are you claiming a homestead exemption (Subject to adjustment on 4/01/22 and every  □ No ■ Yes. Did you acquire the property cover	3 years after that for ca	ases fi		•	,		
	□ No							

Yes

#### Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Main Document Page 18 of 28

Fill in this information to identify your case:								
Debtor 1	Jamie Lynn Gallia	Jamie Lynn Gallian						
	First Name	Middle Name	Last Name					
Debtor 2								
(Spouse if, filing)	First Name	Middle Name	Last Name					
United States Bankruptcy Court for the:		CENTRAL DISTRICT C	DF CALIFORNIASANTA ANA DIVISION					
Case number	8:21-bk-11710-ES							

Check if this is an amended filing

### Official Form 106G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the additional page, fill it out, number the entries, and attach it to this page. On the top of any additional pages, write your name and case number (if known).

- 1. Do you have any executory contracts or unexpired leases?
  - ☐ No. Check this box and file this form with the court with your other schedules. You have nothing else to report on this form.
  - Yes. Fill in all of the information below even if the contacts of leases are listed on Schedule A/B:Property (Official Form 106 A/B).
- List separately each person or company with whom you have the contract or lease. Then state what each contract or lease is for (for example, rent, vehicle lease, cell phone). See the instructions for this form in the instruction booklet for more examples of executory contracts and unexpired leases.

Р	Person or company with whom you have the contract or lease Name, Number, Street, City, State and ZIP Code	State what the contract or lease is for
2.1	Houser Bros. Co. dba Rancho Del Rey Mobilehome Est. 17610 Beach Blvd. Ste. 32 Huntington Beach, CA 92647	Unexpired Groundlease Tract 10542, Unit 4, Lot 376 located 16222 Monterey Lane, Huntington Beach, California APN 178-011-01.
2.2	Hyundai Capital America PO BOX 269011 Plano, TX 75026	Vehicle lease for 2020 Kia Sportage. Expires 12/1/2022

# Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Main Document Page 14 of 28

Fill in this infor	mation to identify you	ır case:			
Debtor 1	Jamie Lynn Gal				
Debtor 2	First Name	Middle Name	Last Name		
(Spouse if, filing)	First Name	Middle Name	Last Name		
United States B	ankruptcy Court for the	CENTRAL DISTRICT OF	CALIFORNIASANTA ANA	DIVISION	
Case number	0.24 bk 44740 EC				
(if known)	8:21-bk-11710-ES			_	Check if this is an
					amended filing
Official E	arm 107				
Official Fo		Affairs for Individ	luals Filing for B	ankruntev	4/19
Be as complete information. If	and accurate as poss	sible. If two married people a , attach a separate sheet to	re filing together, both are	equally responsible for su	pplying correct
Part 1: Give	Details About Your M	arital Status and Where You	Lived Before		
1. What is you	ur current marital stat	us?			
☐ Marrie	d				
■ Not ma	arried				
2. During the	last 3 years, have you	ı lived anywhere other than v	where you live now?		
□ No					
Yes. L	ist all of the places you	lived in the last 3 years. Do no	ot include where you live now	I.	
Debtor 1 F	Prior Address:	Dates Debtor 1 lived there	Debtor 2 Prior Ac	ldress:	Dates Debtor 2 lived there
	erport Dr. #53	From-To:	Same as Debtor	1	Same as Debtor 1
•	on Beach, CA 92649 on Dr. Hunt Bch 929	0.40			From-To:
5/62 PIII	on Dr. Hunt Ben 92	9/11//2018 to 1	10/31/2018		
states and territo	<i>ries</i> include Arizona, Ca	over live with a spouse or legalifornia, Idaho, Louisiana, Newschedule H: Your Codebtors (Of	vada, New Mexico, Puerto R		
Part 2 Expla	ain the Sources of Yo	ur Income			
Fill in the to	tal amount of income ye	mployment or from operatin ou received from all jobs and a u have income that you receive	all businesses, including part	time activities.	endar years?
□ No					
Yes. F	ill in the details.				
		Debtor 1		Debtor 2	
		Sources of income Check all that apply.	Gross income (before deductions and exclusions)	Sources of income Check all that apply.	Gross income (before deductions and exclusions)
For last calend (January 1 to D	ar year: December 31, 2020)	■ Wages, commissions, bonuses, tips	\$1,408.00	☐ Wages, commissions, bonuses, tips	
		☐ Operating a business		☐ Operating a business	
Official Form 107		Statement of Financial Affa	airs for Individuals Filing for B	ankruptcy	page

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Debtor 1 Ja	mie Lynn (	Gallian			Cas	e number (if known)	8:21-bk-1	11710-ES
			Debtor 1			Debtor 2		
			Sources of income Check all that apply.	(befo	ss income ore deductions and usions)	Sources of inc Check all that a		Gross income (before deductions and exclusions)
For the calen (January 1 to			■ Wages, commissions, bonuses, tips	,	\$3,375.00	☐ Wages, combonuses, tips	missions,	
			☐ Operating a business			☐ Operating a	business	
Include in and other winnings.	come regard public benefi If you are filir	ess of wheth t payments; ng a joint cas	e during this year or the to the that income is taxable. It pensions; rental income; in the and you have income that the from each source sepa	Examples of terest; diving the second	of other income are a dends; money collectived together, list it contact together.	ted from lawsuits; only once under De	royalties; an ebtor 1.	
■ Yes.	Fill in the de	tails.						
			Debtor 1			Debtor 2		
			Sources of income Describe below.	each (befo	ss income from a source ore deductions and usions)	Sources of inc Describe below		Gross income (before deductions and exclusions)
From January the date you			Unemployment		\$11,000.00			
For last caler (January 1 to		31, 2020 )	Unemployment		\$21,227.00			
For last calend (January 1 to		, 2019	Retirement Income 401k Loan Default; Ta	axed in 2	931,922.58 020			
Part 3: Lis	t Certain Pay	ments You	Made Before You Filed fo	or Bankru	ptcy			
6. Are eithe ☐ No.	Neither De individual p	btor 1 nor D rimarily for a	s debts primarily consur tebtor 2 has primarily cor personal, family, or house re you filed for bankruptcy.	nsumer de hold purpo	bts. Consumer debt se."		·	1(8) as "incurred by an
	□ No.	Go to line 7						
	☐ Yes	paid that cre not include	each creditor to whom you editor. Do not include payn payments to an attorney fo con 4/01/22 and every 3 ye	nents for dor this bank	omestic support oblig ruptcy case.	ations, such as ch	nild support a	ınd alimony. Also, do
■ Yes.			r both have primarily con re you filed for bankruptcy			I of \$600 or more?	,	
	■ No.	Go to line 7						
	☐ Yes	include pay	each creditor to whom you ments for domestic suppor this bankruptcy case.					
Creditor	's Name and	Address	Dates of pay	ment	Total amount paid	Amount you still owe	Was this p	payment for
					•			

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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De	btor 1 Jamie Lynn Gallian				Case number (if	known)	8:21-bk-11710-ES	
7.	<ol> <li>Within 1 year before you filed for banl Insiders include your relatives; any gene of which you are an officer, director, pers a business you operate as a sole proprie alimony.</li> </ol>		rtners; relatives of any ge control, or owner of 20%	neral partners; or more of thei	partnerships of wh voting securities;	ich yo and ar	u are a general partner; corporations ry managing agent, including one for	
	<ul><li>■ No</li><li>□ Yes. List all payments to an insid</li></ul>	er.						
	Insider's Name and Address		Dates of payment	Total amo	unt Amount		Reason for this payment	
8.	Within 1 year before you filed for bainsider? Include payments on debts guaranteed	•		yments or trai	nsfer any property	on a	ccount of a debt that benefited an	
	No							
	☐ Yes. List all payments to an insid	er						
	Insider's Name and Address		Dates of payment	Total amo	unt Amount of aid still of		Reason for this payment Include creditor's name	
Pa	rt 4: Identify Legal Actions, Repos	session	s, and Foreclosures					
9.	Within 1 year before you filed for bat List all such matters, including personal modifications, and contract disputes.  No Yes. Fill in the details.							
	Case title		Nature of the case	Court or ag	jency		Status of the case	
	Case number Houser Bros. Co. vs. Jamie Lynn Gallian 30-2019-01041423-CI-UD-CJC		Unlawful Detainer filed 1/2/2019 regarding Lot 376, Tract 10542, Unit 4, Unexpired term of 80 yr. Ground Leasehold APN 178-011-16	Orange County Superior Court 700 W. Civic Center Dr. West Santa Ana, CA 92701			■ Pending □ On appeal □ Concluded	
	vs. Huntington Beach Gables HOA, et. al. 30-2020-01163055-CU-OR-CJC Interest Leaseh 937-630 2020 Co Nickel v Hunting et al. to a bor Randall 2018, fo conside Assignr yr. Grot & SubC Leaseh		complaint to set aside a le sale filed 2 years afte ourt approved 2018 sale ors unencumbered Feet, Subcondominium old in Unit 53, APN 0-53, in retaliation of omplaint by Randall vs.  gton Beach Gables HO. Unencumbered sale na fide purchaser, I Nickell on October 31 or valuable eration including ment of Unexpired 80 und Leasehold thru 205 condominium old Estate, Tract 10542, 2, Gables subd.	orange County Superior Court 700 Civic Center Dr. We st Santa Ana, CA 92701			■ Pending □ On appeal □ Concluded  Debtor is a cross defendant	
OC	ate of Charles James Bradley, Jr. SC Probate Court 2017-00915711		ermine heirship in bate.	•	nty Superior Co enter Dr. West CA 92701	urt	Pending	

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

#### Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Main Document Page 20 of 28

Deb	otor 1 Jamie Lynn Gallian		Case number (	if known)	8:21-bk-11	1710-ES
	Case title Case number	Nature of the case	Court or agency		Status of th	ne case
	Huntington Beach Gables HOA vs. Sandra Bradley, et. al.	Collections	Orange County Superior		☐ Pending ☐ On appe	
	30-2017-00913985		700 Civic Center Dr. Wes	ST	Conclud	led
					post judgi actions	ment collections
	Huntington Beach Gables HOA vs. Jamie Gallian	Collections	Orange County Superior	r	☐ Pending ☐ On appe	
	30-2017-00962999-CU-HR-CJC		700 Civic Center Dr. We Santa Ana, CA 92701	st	■ Conclud	
	Jamie Lynn Gaillan vs. Jesus Jasso, Jr, et. al; Huntington	personal injury	Orange County Superior	r	■ Pending	
	Beach Gables HOA. 30-2020-01153679		700 Civic Center Dr. Wes Santa Ana, CA 92701	st	☐ On appe	
10.	Within 1 year before you filed for bankrupto Check all that apply and fill in the details below  No. Go to line 11.  Yes. Fill in the information below.		erty repossessed, foreclosed,	garnish	ed, attached	d, seized, or levied?
	Creditor Name and Address	Describe the Property		Date		Value of the
		Explain what happene	d			property
11.	Within 90 days before you filed for bankrup accounts or refuse to make a payment become No  Yes. Fill in the details.		cluding a bank or financial ins	titution,	set off any a	amounts from your
	Creditor Name and Address	Describe the action the	e creditor took	Date a	ction was	Amount
12.	Within 1 year before you filed for bankrupto court-appointed receiver, a custodian, or a		erty in the possession of an a	ssignee	for the bene	efit of creditors, a
	■ No □ Yes					
Par	<u> </u>					
13.	Within 2 years before you filed for bankrup ■ No	tcy, did you give any gift	ts with a total value of more th	an \$600	per person	?
	☐ Yes. Fill in the details for each gift.					
	Gifts with a total value of more than \$600 per person	Describe the gifts		Dates y	you gave ts	Value
	Person to Whom You Gave the Gift and Address:					
14.	Within 2 years before you filed for bankrup ■ No	tcy, did you give any gift	ts or contributions with a total	value of	f more than	\$600 to any charity?
	☐ Yes. Fill in the details for each gift or con-	tribution.				
	Gifts or contributions to charities that total more than \$600 Charity's Name	al Describe what yo	u contributed	Dates y		Value
	Address (Number, Street, City, State and ZIP Code)					

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

# Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Main Document Page 28 of 28

Del	otor 1 Jamie Lynn Gallian		Case number (	if known) 8:21-bk-1	1710-ES
	List Contain Lagran				
	t 6: List Certain Losses				
15.	Within 1 year before you filed for bankrup or gambling?	otcy or since you filed for bankruptcy	, did you lose anytl	hing because of the	eft, fire, other disaster,
	■ No □ Yes. Fill in the details.				
	how the loss occurred	Describe any insurance coverage for Include the amount that insurance has properties insurance claims on line 33 of Schedule	paid. List pending	Date of your loss	Value of property lost
Par	t 7: List Certain Payments or Transfers				
16.	Within 1 year before you filed for bankrup consulted about seeking bankruptcy or p Include any attorneys, bankruptcy petition pr	reparing a bankruptcy petition?			
	■ No □ Yes. Fill in the details.				
	Person Who Was Paid Address Email or website address Person Who Made the Payment, if Not Yo	Description and value of any transferred	property	Date payment or transfer was made	Amount of payment
17.	Within 1 year before you filed for bankrup promised to help you deal with your cred Do not include any payment or transfer that	otcy, did you or anyone else acting or itors or to make payments to your cre		r transfer any prop	erty to anyone who
	■ No □ Yes. Fill in the details.				
	Person Who Was Paid Address	Description and value of any transferred	property	Date payment or transfer was made	Amount of payment
18.	Within 2 years before you filed for bankru transferred in the ordinary course of your Include both outright transfers and transfers include gifts and transfers that you have alre   No	r business or financial affairs? made as security (such as the granting			
	Yes. Fill in the details.	Description and value of		ny property or	Date transfer was
	Person Who Received Transfer (Debtor) Jamie Lynn Gallian	Description and value of property transferred	payments r paid in excl	eceived or debts	made
	Address: 16222 Monterey Ln. #376 Huntington Beach, CA 92649	Registration Individual Name 2014 Skyline Manufactured Ho	J-Sandcastle ( ome, (Chase) uncas	Co surrendered shed rent check	Registered Ind. name with HCD 2/25/2021, to satisfy request of Park N
	Person's Relationship to you; J-Sandcastle Co LLC, It's Member	LBM1081. For 0.00 consideration.	J-Pad, LLC, C	A to Legal Owner, ashier Chk-B/A ding CJC Dismissal	Houser Bros Co.
	James H. Casello Casello & Lincoln 525 Cabrillo Park Dr. Ste. 104	\$43,000 legal fees	Legal ser	vices	multiple: 2019 to 2020
	Santa Ana, CA 92701	\$8,700	Legal ser	vices	2018 to 2019
	Michael T. Chulak & Assoc. 30343 Canwood St. Ste. 203 Agoura Hills, CA 91301 None				
	Michael S. Devereux, Esq. 9171 Wilshire Blvd. Ste. 500 Beverly Hills, CA 90210	\$5,000	legal serv	vices	2018 to 2019
	None				
				·	· · · · · · · · · · · · · · · · · · ·

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

# Case 8:21-bk-11710-ES Doc 39 Filed 11/23/21 Entered 11/23/21 15:23:29 Desc Main Document Page 22 of 26

Person Who Received Transfer Address  Description and value of property transferred	Describe any property or payments received or debts paid in exchange	Date transfer was made		
Person's relationship to you				
Steven A. Fink, Esq \$30,000 13 Corporate Plaza Dr. Ste. 150 Newport Beach, CA 92660	legal services	2019 to 2020		
None				
David R. Flyer, Esq. \$17,000 4120 Birch St. Ste. 101 Newport Beach, CA 92660 <sub>None</sub>	Legal services	2018 to 2019		
Sherry Garrels, Esq. 12660 Brookhurst St. #103 None \$ 5,000 Garden Grove Ca 92840	Legal Services West Ct Jasso matter	2020-2021		
<ul> <li>19. Within 10 years before you filed for bankruptcy, did you transfer any property to a beneficiary? (These are often called asset-protection devices.)</li> <li>No</li> <li>Yes. Fill in the details.</li> </ul>	self-settled trust or similar device	ce of which you are a		
Name of trust Description and value of the prop	Description and value of the property transferred			
Part 8: List of Certain Financial Accounts, Instruments, Safe Deposit Boxes, and Sto	orage Units	made		
<ul> <li>20. Within 1 year before you filed for bankruptcy, were any financial accounts or instrusold, moved, or transferred?         Include checking, savings, money market, or other financial accounts; certificates houses, pension funds, cooperatives, associations, and other financial institutions         ■ No         ■ Yes. Fill in the details.     </li> </ul>	of deposit; shares in banks, cre	•		
Name of Financial Institution and Address (Number, Street, City, State and ZIP Code)  Last 4 digits of account number instrument	unt or Date account was closed, sold, moved, or transferred	Last balance before closing or transfer		
<ul> <li>21. Do you now have, or did you have within 1 year before you filed for bankruptcy, an cash, or other valuables?</li> <li>No</li> <li>Yes. Fill in the details.</li> </ul>	ny safe deposit box or other dep	ository for securities,		
Name of Financial Institution Address (Number, Street, City, State and ZIP Code)  Who else had access to it? Address (Number, Street, City, State and ZIP Code)	Describe the contents	Do you still have it?		
22. Have you stored property in a storage unit or place other than your home within 1	year before you filed for bankru	ptcy?		
■ No □ Yes. Fill in the details.				
Name of Storage Facility  Address (Number, Street, City, State and ZIP Code)  Who else has or had access to it?  Address (Number, Street, City, State and ZIP Code)  State and ZIP Code)	Describe the contents	Do you still have it?		

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

# Case 8:21-bk-11710-ES Doc 39 Filed 11/22/21 Entered 11/23/21 15:23:29 Desc Main Document Page 29 of 28

Debtor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-117	10-ES
Pa	rt 9: Identify Property You Hold or Control for	Someone Else			
23.	Do you hold or control any property that some for someone.	one else owns? Include any prope	rty you borrowed from,	are storing for	, or hold in trust
	■ No □ Yes. Fill in the details.				
	Owner's Name Address (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP Code)	Describe the property	1	Value
Pai	rt 10: Give Details About Environmental Inform	ation			
For	the purpose of Part 10, the following definitions	apply:			
	Environmental law means any federal, state, or toxic substances, wastes, or material into the a regulations controlling the cleanup of these su	air, land, soil, surface water, groun			
	Site means any location, facility, or property as to own, operate, or utilize it, including disposal		law, whether you now	own, operate, o	or utilize it or used
	Hazardous material means anything an environ hazardous material, pollutant, contaminant, or		s waste, hazardous sul	ostance, toxic s	ubstance,
Rep	ort all notices, releases, and proceedings that y	ou know about, regardless of whe	n they occurred.		
24.	Has any governmental unit notified you that yo	ou may be liable or potentially liable	e under or in violation o	of an environme	ental law?
	■ No □ Yes. Fill in the details.				
	Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State an ZIP Code)	Environmental law	v, if you	Date of notice
25.	Have you notified any governmental unit of any	y release of hazardous material?			
	■ No				
	Yes. Fill in the details.				
	Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State an ZIP Code)	Environmental lav	v, if you	Date of notice
26.	Have you been a party in any judicial or admini	strative proceeding under any env	ironmental law? Includ	e settlements a	and orders.
	■ No				
	Yes. Fill in the details.				
	Case Title Case Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Nature of the case		Status of the case
Pai	rt 11: Give Details About Your Business or Cor	nnections to Any Business			
27	Within 4 years before you filed for bankruptcy,	did you own a business or have a	ny of the following con	nections to any	husiness?
	☐ A sole proprietor or self-employed in a	•	•	•	business.
	■ A member of a limited liability company	y (LLC) or limited liability partnersh	nip (LLP)		
	☐ A partner in a partnership				
	☐ An officer, director, or managing execu	itive of a corporation			
	☐ An owner of at least 5% of the voting of	r equity securities of a corporation			

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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#### Case 8:21-bk-11710-ES Doc 39 Filed 11/23/21 Entered 11/23/21 15:23:29 Desc Main Document Page 24 of 28

Debtor 1 Jamie Lynn Gallian	Case number (if known) 8:21-bk-11710-ES			
☐ No. None of the above applies. Go to I	Part 12.			
Yes. Check all that apply above and fill	in the details below for each business.			
Business Name Address	Describe the nature of the business		Identification number clude Social Security number or ITIN.	
(Number, Street, City, State and ZIP Code)	Name of accountant or bookkeeper	Dates hus	siness existed	
J-Sandcastle Co., LLC	Residential Management	EIN:	83-2453659	
16222 Monterey Lane #376 Huntington Beach, CA 92649		From-To	10/19/2018-11/22/2021	
J-Pad, LLC	Residential Management.	EIN:	82-4203776	
21742 Anza Ave. Torrance, CA 90503		From-To	2/9/2018-11/22/2021	
Yes. Fill in the details below.  Name Address	Date Issued			
Address (Number, Street, City, State and ZIP Code)				
Part 12: Sign Below				
I have read the answers on this Statement of Fir are true and correct. I understand that making a with a bankruptcy case can result in fines up to 18 U.S.C. §§ 152, 1341, 1519, and 3571.  Samis Lynn Gallian  gamie Lynn Gallian	false statement, concealing property, or	r obtaining mo	oney or property by fraud in connection	
Signature of Debtor 1				
Date11/22/2021	Date		<u></u>	
Did you attach additional pages to <i>Your Stateme</i> ■ No □ Yes	ent of Financial Affairs for Individuals Fi	ling for Bankru	uptcy (Official Form 107)?	
Did you pay or agree to pay someone who is no	t an attorney to help you fill out bankrup	•	(05 : 15	

#### Case 8:21-bk-11710-ES Doc 39 Filed 11/23/21 Entered 11/23/21 15:23:29 Desc Main Document Page 29 of 26

Fill in this information to identify your case:							
Debtor 1	Jamie Lynn Gallia	nn Middle Name	Last Name				
Debtor 2							
(Spouse if, filing) First Name  United States Bankruptcy Court for the:		Middle Name  CENTRAL DISTRICT (	Last Name  DF CALIFORNIASANTA ANA DIVISION				
Case number 8:21-bk-11710-ES							
(if known)	0.2 i Dik 11110 20						

Check if this is an amended filing

#### Official Form 108

### Statement of Intention for Individuals Filing Under Chapter 7

12/15

If you are an individual filing under chapter 7, you must fill out this form if:

- creditors have claims secured by your property, or
- you have leased personal property and the lease has not expired.

You must file this form with the court within 30 days after you file your bankruptcy petition or by the date set for the meeting of creditors, whichever is earlier, unless the court extends the time for cause. You must also send copies to the creditors and lessors you list on the form

If two married people are filing together in a joint case, both are equally responsible for supplying correct information. Both debtors must sign and date the form.

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known).

Part 1: List Your Creditors Who Have Secured Claims

For any creditors that you listed in Part 1 of Schedul information below.	le D: Creditors Who Have Claims Secured by Property (	Official Form 106D), fill in the
Identify the creditor and the property that is collateral	What do you intend to do with the property that secures a debt?	Did you claim the property as exempt on Schedule C?
Creditor's J-Pad, LLC, name:  Description of property securing debt:  April 222 Monterey Ln. Spc 376 Huntington Beach, CA 92649  Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2".	<ul> <li>□ Surrender the property.</li> <li>□ Retain the property and redeem it.</li> <li>□ Retain the property and enter into a Reaffirmation Agreement.</li> <li>■ Retain the property and [explain]:</li> </ul> Retain.	□ No ■ Yes
Creditor's PEOPLE OF THE ST OF CALIFORN name:  Description of 16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081.	IA ☐ Surrender the property. ☐ Retain the property and redeem it. ☐ Retain the property and enter into a Reaffirmation Agreement.	□ No ■ Yes

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

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Debtor 1 <b>Jam</b>	ie Lynn Gallian	Case number (if known	8:21-bk-11710-ES		
	Serial Number AC7V710394GB	■ Retain the property and [explain]:			
property securing debt:	56'x15'2"; Serial Number	1. Lien To Be Avoided By 522(f) or Othe 2. Fines, Fees paid to WJC Superior Cou Attorney Fee civil award Janine Jasso, Escaward to a "Government Entity", possible	rt as Ordered on 12/13/2019. 4_1/27/2020, not a restitution		
Creditor's	Huntington Beach Gables	☐ Surrender the property.	□ No		
name:	Homeowners Association	☐ Retain the property and redeem it.	2.10		
Description of	40000 Mandanas I n. 00 - 070	☐ Retain the property and enter into a	Yes		
Description of	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649	Reaffirmation Agreement.			
property	Orango County	■ Retain the property and [explain]:			
securing debt:	APN: 891-569-62; 2014 Skyline				
	Custom Villa Manufactured	Lien to be avoided by 522(f) or other			
	Home. Decal No. LBM1081.	means.	Ni-tif II		
	Serial Number AC7V710394GB 56'x15'2"; Serial Number	Janine Jasso, Esq. filed with SOS, July 2020			
	AC7V710394GA 60'x15'2".	duplicate of JL December 2018, Huntington Beach Gables  Homeowners Association.			
or any unexpire the informatio	n below. Do not list real estate leases. U	d in Schedule G: Executory Contracts and Unexpir nexpired leases are leases that are still in effect; th the trustee does not assume it. 11 U.S.C. § 365(p)	ne lease period has not yet ended		
escribe your u	inexpired personal property leases	- "/			
	Master Lessor - Houser Bros. Co. GP;	Original Tenant Robert P. Warmington, an Ind.	Will the lease be assumed?		
	Home Park consisting of Tract 10542, U Original Tenant Robert P. Warmington,	ngton Assigned to John Wertin,G/HB Investors; lue to (Wertin BK);	□ No ■ Yes		
	Saddington) Amended Ground Lease 20 Lease Amendment 2003 after Court Tria	005 without NOTICE to Consumers. Ground al ending in 2002.			
escription of	Unexpired Ground lease. Trac	ct 10542. Unit 4. Lot 376			
essor's name:	Expires 2059. Unexpired Ryan 2006 G tear out; Lisa Ryan replaced with New 2 executed Space 376 agreement, Seller I location of new construction 2014 Skyl	erey Lane, Huntington Beach, California. Ground Lease Lot 376; In 2013, old mobilehome 2014 Skyline Custom Villa, Park continued 2006 Lisa Ryan Assigned Lot 376 space agreement, ine Home LBM1081 sold to Jamie Gallian after Judge Carmen Luege, confirmed 3/6/2019.			
escription of eased Property:		dage Carmen Laege, commined 5/0/2015.	_		
aseu Property:	Hyundai Capital America Vehicle		□ No ■		
	lease for 2020 Kia Sportage. Expire	es 12/1/2022	Yes		
operty that is s		ny intention about any property of my estate that so	ecures a debt and any personal		
· _/		X			
<b>Jámie Lyr</b> Signature o	nn Gall∕fan f Debtor 1	Signature of Debtor 2			
Date	11/22/2021	Date			
_	<del></del>				

Official Form 108

Statement of Intention for Individuals Filing Under Chapter 7

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**EXHIBIT 36** 

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Attorney or Party Name, Address, Telep	hono & FAY Nos State	FOR COURT USE ONL	Y			
Bar No. & Email Address	Holle & I AX Nos., State					
		- FILED				
Jamie Lynn Gallian 16222 Monterey Ln. #376 Huntington Beach, CA 92649 jamiegallian@gmail.com (714) 321-3449			DEC 0 1 2021  ERK U.S. BANKRUPTCY COURT NTRAL DISTRICT OF CALIFORNIA Deputy Clerk			
☐ Attorney appearing for Debtor  Individual appearing without attorney						
	UNITED STATES BA AL DISTRICT OF CALIF		DIVISION			
In re: Jamie Lynn Ga		CASE NO.: 8:21-bk-11				
		CHAPTER: <b>7</b>				
		MA	AMENDED OF AMENDED SCHEDULES, STER MAILING LIST, ID/OR STATEMENTS [LBR 1007-1(c)]			
	Debtor(s)					
A filing fee is required to amend Schedu www.cacb.uscourts.gov). A supplementa attachment if creditors are being added to	I master mailing list (do not r	epeat any creditors on the	ne original) is also required as an			
The following schedules, master mailing  Schedule A/B  Schedule 0		that apply) are being ame  Schedule E/F	ended:  Schedule G			
Schedule H Schedule I	Schedule J	Schedule J-2	Statement of Financial Affairs			
Statement About Your Social Securi	ty Number(s)	Statement of Intentions	✓ Master Mailing List			
Other (specify)						
I/we declare under penalty of perjury und statements are true and correct.	der the laws of the United Sta					
Date: 11/30/2021		amie Lynn	Gallian			
	Jamie/Ly Debtor 1 S	nn Gaillan 🗸 💢	/			
	Debtor 2 (	Joint Debtor) Signature (i	if applicable)			
<b>NOTE:</b> It is the responsibility of the Debi Summary of Amended Schedules, Mast Document.	or, or the Debtor's attorney, er Mailing List, and/or Staten	to serve copies of all amments, and to complete an	endments on all creditors listed in this nd file the attached Proof of Service of			

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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#### **AMENDED** PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 5801 SKYLAB ROAD, HUNTINGTON BEACH, CA 92647.

A true and correct copy of the foregoing document entitled (specify): Summary of Amended Schedules D, E,

required by LBR 5005-2(d); and <b>(b)</b> in		ge in chambers in the form and manner
Orders and LBR, the foregoing docume 11-30-2021, I checked the CM/ECF doc	nt will be served by the court via NE ket for this bankruptcy case or adve	NG (NEF): Pursuant to controlling General EF and hyperlink to the document, On ersary proceeding and determined that the smission at the email addresses stated below:
cmendoza@marshackhays.com; cme Laila Masud Imasud@marshackhays	hays.com; ehays@ecf.courtdrive endoza@ec.courtdrive.com; .com, Imasud@ecf.courtdrive.cor .com, mellormr79158@notify.bes rp.com	.com; kfrederick@ecf.courtdrive.com; n. kfrederick@ecf.courtdrive.com
		Service information continued on attached page
addresses in this bankruptcy case or ac envelope in the United States mail, first	tversary proc <del>eedin</del> g by placing a tru class, postage prepaid, and addres	wing persons and/or entities at the last known e and correct copy thereof in a sealed sed as follows. Listing the judge here than 24 hours after the document is filed.
		Service information continued on attached page
for each person or entity served): Pursu persons and/or entities by personal deli	uant to F.R.Civ.P. 5 and/or controlling very, overnight mail service, or (for l/or email as follows. Listing the jud	E TRANSMISSION OR <u>EMAIL</u> (state method g LBR, on 11/30/2021, I served the following those who consented in writing to such service ge here constitutes a declaration that personal 4 hours after the document is filed.
Huntington Beach Gables HOA c/o Feldsott & Lee 23161 Mill Creek Drive, Suite 300 Laguna Hills, CA 92653 Emall: feldsott@gmail.com mpoole@calhoalaw.com	Janine Jasso, Esq 16025 Warmingon Lane Huntington Beach, CA 92649 P.O. Box 370161 El Paso, TX 79937 Email: j9_jasso@yahoo.com	XX Service information continued on attached page
		nerica that the foregoing is true and correct.
11-30-2021 ROBERT MCL		Robert WcLelland Signature bobwentflying@yahoo.com
Date Printed Nai	тө	bobwentflying@yahoo.com
This form is mandatory. It has been app	proved for use by the United States Ban	kruptcy Court for the Central District of California.
December 2015	Page 1/2	F 1007-1.1.AMENDED.SUMMARY

EXHIBIT 36, PAGE 740

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Huntington Beach Gables
Homeowners Association
Pejman D. Kharrazian, Esq.
10200 Willow Creek Road, Suite 100
San Diego, CA 92131
Email Address: pkharrazian@epsten.com

1.

- 8. Janine B. Jasso, Esq.
  P.O. Box 370161
  El Paso, TX 79937
  Email: j9 jasso@yahoo.com
- Huntington Beach Gables Homeowners Association Michael Poole, Esq.
   23161 Mill Creek Drive, Suite 300 Laguna Hills, CA 92653
   Email Address: <a href="mailto:mpoole@calhoalaw.com">mpoole@calhoalaw.com</a>
- Sandra L. Bradley, Administrator Estate of Charles J. Bradley, Jr. 18 Meadow Wood Coto De Caza, CA 92679 SandyBrad@cox.net
- Sandra L. Bradley, Administrator
  Estate of Charles J. Bradley, Jr.
  Ross, Wolcott, Teinert & Prout, LLP
  Suzanne Tague, Esq.
  3151 Airway Avenue, Suite S-1
  Costa Mesa, CA 92626
  <a href="mailto:stague@rossllp.com">stague@rossllp.com</a>
- Houser Bros Co.
   Craig Houser
   16222 Monterey Ln.
   Huntington Beach, CA 92649
   chouser@ranchodelreymhe.com
- 6. Houser Bros Co
  Vivienne Alston
  27201 Puerta Real, Suite 300
  Mission Viejo CA 92691
  valston@aadlawyers.com
- James H. Casello, Esq.
   Casello & Lincoln
   525 Cabrillo Park Drive, Suite 104
   Santa Ana, CA 92701
   ihctlex@yahoo.com

#### Case 8:21-bk-11710-ES Doc 42 Filed 12/01/21 Entered 12/01/21 14:07:41 Desc Main Document Page 4 of 15

	Jamie Lynn Galli irst Name	an Middle Name	Last Name			
Debtor 2 (Spouse if, filing)	irst Name	Middle Name	Last Name			
United States Bankru	ptcy Court for the:	CENTRAL DISTRICT OF CAL	IFORNIASANT	A ANA DIVISION		
Case number 8:21	-bk-11710-ES					
(if known)	-DK-11/10-E3			·		if this is an ed filing
Official Form 1	06D					
Schedule D:	<b>Creditors</b>	<b>Who Have Claims</b>	Secured	by Propert	у	12/15
Yes. Fill in all	s box and submit th of the information b	is form to the court with your othe	er schedules. You	have nothing else t	o report on this form.	
	cured Claims			Column A	Column B	Column C
for each claim. If more much as possible, list the	than one creditor has a le claims in alphabetic	nore than one secured claim, list the cr a particular claim, list the other creditor al order according to the creditor's nat	ors in Part 2. As	Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim	Unsecured portion If any
2.1 Jamie Gallia Gallian; Bria		Describe the property that secures	s the claim:	\$225,000.00	\$235,000.00	\$10,000.00
Creditor's Name		16222 Monterey Ln. Spc 37 Huntington Beach, CA 926- Orange County APN: 891-569-62; 2014 Sky Custom Villa Manufactured Decal No. LBM1081. Serial AC7V710394GB 56'x15'2";	dine Home. Number			
16222 Montere Huntington Be 92649		Number AC7V710394GA 66 As of the date you file, the claim is apply.  Contingent	0'x15'2".			
Number, Street, City	, State & Zip Code	☐ Unliquidated ☐ Disputed				
Who owes the debt?	Check one.	Nature of lien. Check all that apply	·.			
■ Debtor 1 only □ Debtor 2 only		An agreement you made (such as car loan)	s mortgage or secu	red		
Debtor 1 and Debto	•	Statutory lien (such as tax lien, m			04040007 4/44/0046 :	
At least one of the community debt		☐ Judgment lien from a lawsuit☐ Other (including a right to offset)	Transaction, Am Promissory Note	ended 09/12/2021. E dated 11/16/2018 ag	61916827, 1/14/2019. Moebtor is Holder of a Sectionary LBM1081 Serial No.	urity Agreement and 5,7V710394GB/GA.
Date debt was incurre	d	Last 4 digits of account number	Gallian, to obtain Frivolous Unlawl	promised countersignal-Detainer-Case file	D Registration changed 2 ined lease hold agreeme d 1/2/19, pending for thre n refused a Ground Leas	

Schedule D: Creditors Who Have Claims Secured by Property

page 1 of 2 Best Case Bankruptcy

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otor 1	Jamie Lynn G	allian		Case number (if known)	8:21-bk-11710-ES
F	First Name	Middle Name	Last Name		
					·
d the d	dollar value of you	ır entries in Column A on t	this page. Write that number here:	\$225,000	0.00
this is t	the last page of yo	our form, add the dollar va	ilue totals from all pages.	\$225.000	0.00

Part 2: List Others to Be Notified for a Debt That You Already Listed

\$225,000.00

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

Official Form 106D

Write that number here:

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 2 of 2

### Case 8:21-bk-11710-ES Doc 42 Filed 12/01/21 Entered 12/01/21 14:07:41 Desc Main Document Page 6 of 15

Debtor 1	Jamie Lynn Gallian						
Debtor 1	First Name	Middle Name	Last Name				
Debtor 2 (Spouse if, filing)	First Name	Middle Name	Last Name				
					14 DW (1010N)		
United States E	Bankruptcy Court for the: CEN	NTRAL DISTRICT OF	CALIFORNIA	SANTA AN	IA DIVISION		
Case number	8:21-bk-11710-ES						
(if known)		<del></del>				Check	if this is an
						amend	ed filing
Official For	m 106F/F						
	E/F: Creditors Who	Have Unsecu	red Claims	ŧ.			12/15
4	and accurate as possible. Use Part				creditors with NON	PRIORITY claims, Li	
Schedule G: Exec Schedule D: Cred left. Attach the Co	entracts or unexpired leases that coutory Contracts and Unexpired Leitors Who Have Claims Secured be ontinuation Page to this page. If your motor (if known).	eases (Official Form 10 by Property. If more spa	6G). Do not includice is needed, cop	de any cred	litors with partially s you need, fill it out, i	ecured claims that a number the entries in	re listed in the boxes on the
Part 1: List	All of Your PRIORITY Unsecu	red Claims					
	itors have priority unsecured clain	ns against you?					
□ No. Go to	Part 2.						
Yes.							
identify what possible, list	our priority unsecured claims. If a c type of claim it is, If a claim has both the claims in alphabetical order acco re than one creditor holds a particular	priority and nonpriority a ording to the creditor's na	mounts, list that cl me. If you have mo	aim here an	d show both priority a	nd nonpriority amount	s. As much as
(For an expla	anation of each type of claim, see the	instructions for this form	in the instruction t	ooklet.)	Total claim	Priority	Nonpriority
1.77					#2 224 22	amount	amount
	al Revenue Service Creditor's Name	Last 4 digits of	account number	3936	\$3,361.00	\$3,361.00	\$0.00
Insolv		When was the d	ebt incurred?	2018			
	delphia, PA 19101-7346  Street City State Zip Code	As of the date v	ou file, the claim i	e: Chock all	that apply		
	red the debt? Check one.	Contingent	ou me, me claim i	s. Offect all	шасарыу		
■ Debtor		☐ Unliquidated					
☐ Debtor	,	☐ Disputed					
_	1 and Debtor 2 only	•	TY unsecured clai	m:			
_	one of the debtors and another	☐ Domestic sup					
_		_	rtain other debts ye	ou owe the	sovernment		
	if this claim is for a community de n subject to offset?	···	ath or personal inju	7	=		
■ No	n oubject to ensur		, income tax	,			
☐ Yes							
Part 2: List	All of Your NONPRIORITY Un:	secured Claims					
3. Do any cred	litors have nonpriority unsecured	claims against you?					
	have nothing to report in this part. Su		rt with your other s	chedules.			
Yes.							
List all of younsecured clumbers     than one cre	our nonpriority unsecured claims i laim, list the creditor separately for ea ditor holds a particular claim, list the	ach claim. For each clain	n listed, identify who	at type of cla	aim it is. Do not list cla	aims already included	in Part 1, If more
Part 2.						Tota	ıl claim
						100	

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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Fill in this information to identify your case:

26557

### Case 8:21-bk-11710-ES Doc 42 Filed 12/01/21 Entered 12/01/21 14:07:41 Desc Main Document Page 7 of 15

Debtor 1	Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES
	Huntington Beach Gables				
4.1 (	Homeowners Association Gordon, Reese, Scully & Mansukhani	Last 4 digits of ac	count number	N/A	\$75,000.00
(	Nonpriority Creditor's Name 633 W. 5th St. Fl. 52 Los Angeles, CA 90071	When was the del	ot incurred?	2017-2021	
	Number Street City State Zip Code	As of the date you	ı file, the claim i	s: Check all that apply	
,	Who incurred the debt? Check one,				
ļ	Debtor 1 only	☐ Contingent			
	Debtor 2 only	☐ Unliquidated			
ŀ	Debtor 1 and Debtor 2 only	☐ Disputed			
ŀ	At least one of the debtors and another	Type of NONPRIO	RITY unsecured	i claim:	
	☐ Check if this claim is for a community	☐ Student loans			
	debt Is the claim subject to offset?	Obligations aris report as priority cla	ing out of a sepa aims	ration agreement or divorce	that you did not
,	■ No	☐ Debts to pension	n or profit-sharin	g plans, and other similar de	ebts
I	□Yes	Other, Specify			remittur amount owed as e Insurane Company.
	Houser Bros Co.	Last 4 digits of ac	count number	376	\$30,000.00
	Nonpriority Creditor's Name dba Rancho Del Rey Mobilehome	When was the del	ot incurred?	2018-2021	
	Estates	vinen was the del	or mourrou.	2010-2021	
•	17610 Beach Blvd. Ste. 32				
_ _	Huntington Beach, CA 92647  Number Street City State Zip Code	As of the date you	ı filo the claim i	s: Check all that apply	
	Who incurred the debt? Check one.	As of the date you	i ille, tile cialili i	s. Check all that apply	
	■ Debtor 1 only	☐ Contingent			
	Debtor 2 only	Unliquidated			
	Debtor 1 and Debtor 2 only	■ Disputed			
	At least one of the debtors and another	Type of NONPRIO	RITY unsecured	d claim:	
	Check if this claim is for a community	Student loans			
	debt Is the claim subject to offset?	Obligations aris		ration agreement or divorce	that you did not
	■ No	Debts to pension	ebts s a result of Landlord RDRMHE refusal		
	Yes	Other. Specify	accept tende	red payments from Tei Covid-19 Rent Relief Pr	nant since 2018-2021; Landlord Refusa rogram on behalf of Tenant. Tenant ion 6/9/2021, awarded relief 10/27/2021
	Huntington Beach Gables HOA	Last 4 digits of ac		3985	\$413,000.00
	Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego. CA 92131	When was the del	bt incurred?	2017-2020	
7	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you	ı file, the claim i	s: Check all that apply	
	■ Debtor 1 only	☐ Contingent			
	■ Debtor 1 only □ Debtor 2 only	☐ Contingent☐ Unliquidated			
	_	☐ Unliquidated☐ Disputed			
	Debtor 2 only	Unliquidated Disputed Type of NONPRICE	RITY unsecured	d claim:	
!	☐ Debtor 2 only ☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another ☐ Check if this claim is for a community	☐ Unliquidated ☐ Disputed  Type of NONPRIC ☐ Student loans			
	☐ Debtor 2 only ☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another ☐ Check if this claim is for a community debt	☐ Unliquidated ☐ Disputed Type of NONPRIC ☐ Student loans ☐ Obligations aris	ing out of a sepa	d claim: ration agreement or divorce	that you did not
	☐ Debtor 2 only ☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another ☐ Check if this claim is for a community	☐ Unliquidated ☐ Disputed Type of NONPRIC ☐ Student loans ☐ Obligations aris report as priority cl.	ing out of a sepa aims		

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Schedule E/F: Creditors Who Have Unsecured Claims

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Debtor '	1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710	)-ES		
	Huntington Beach Gables HOA Nonpriority Creditor's Name	Last 4 digits of a	ccount number	3985	***	\$46,138.00		
	c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131	When was the del	bt incurred?	2018				
	Number Street City State Zip Code	As of the date you	u file, the claim	is: Check all that apply				
	Who incurred the debt? Check one.							
	Debtor 1 only	☐ Contingent						
	☐ Debtor 2 only	☐ Unliquidated						
	☐ Debtor 1 and Debtor 2 only	☐ Disputed						
	☐ At least one of the debtors and another	Type of NONPRIC	RITY unsecure	d claim:				
	☐ Check if this claim is for a community	☐ Student loans						
	debt Is the claim subject to offset?	Obligations aris		aration agreement or divorce	that you did not			
	■ No	Debts to pension	☐ Debts to pension or profit-sharing plans, and other similar debts					
	Yes	Other. Specify		fees, filing costs, oth Board Members	er fees owed to	ноа		
	James H. Casello Nonpriority Creditor's Name	Last 4 digits of ac	count number	N/A		\$50,000.00		
	Casello & Lincoln	When was the del	bt incurred?	2019-2021				
	525 N. Cabrillo Park Dr. Ste. 104							
	Santa Ana, CA 92701							
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you	u file, the claim	is: Check all that apply				
	_							
	Debtor 1 only	☐ Contingent						
	Debtor 2 only	Unliquidated						
	Debtor 1 and Debtor 2 only	Disputed	DPT/	at a factoria				
	At least one of the debtors and another	Type of NONPRIO  ☐ Student loans	RIIY unsecure	a claim:				
	☐ Check if this claim is for a community debt	_	·	e				
	Is the claim subject to offset?	report as priority cla		aration agreement or divorce	that you did not			
	, ■ No			ng plans, and other similar de	bts			
	□ Yes	Other, Specify						
	Huntington Beach Gables Homeowners Association (Cross Complaint)	Last 4 digits of ac	count number	3055	***	Unknown		
	Nonpriority Creditor's Name c/o Feldsott & Lee	When was the de	ebt incurred?	2018				
	23161 Mill Creek Dr. Ste. 300 Laguna Hills, CA 92653 Number Street City State Zip Code	As of the date you	file, the claim is:	Check all that apply				
	Who incurred the debt? Check one.	☐ Contingent			De	btor is a Co-Defendan		
	Debtor 1 only	☐ Unliquidated						
	☐ Debtor 2 only	Disputed						
	Debtor 1 and Debtor 2 only	Type of NONPRIC						
	☐ At least one of the debtors and another	☐ Student loans						
	☐ Check if this claim is for a community	☐ Obligations aris						
	debt	report as priority cl						
	Is the claim subject to offset?	Debts to pension	on or profit-shari	ng plans, and other similar de	bts			
	■ No	Other. Specify	Beach Gab	ebt owed in connection les Homeowners Ass Splaint filed against D	sociation; HOA	Gables filed		

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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Debtor	1 Jamie Lynn Gallian		(	Case number (if known)	8:21-bk-11710-ES			
	Orange County Superior Court Nonpriority Creditor's Name	Last 4 digits of acc	ount number	3985		\$5,000.00		
	c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300 Laguna Hills, CA 92653	When was the debt	incurred?	2021				
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you f	ile, the claim i	s: Check all that apply				
	■ Debtor 1 only	☐ Contingent						
	Debtor 2 only	☐ Unliquidated						
	☐ Debtor 1 and Debtor 2 only	☐ Disputed						
	☐ At least one of the debtors and another		e of NONPRIORITY unsecured claim:					
	☐ Check if this claim is for a community	Student loans						
	debt Is the claim subject to offset?	Obligations arisin report as priority clair		ration agreement or divorce t	hat you did not			
	■ No	☐ Debts to pension or profit-sharing plans, and other similar debts						
	Yes	Same day citation recalled; illness; related to misc. HOA debtor examination collection case.						
4.8	Patricia Ryan and Lisa Ryan Nonpriority Creditor's Name	Last 4 digits of acco	ount number	N/A	Minimum (1964 Mark ) in second	Unknown		
	20949 Lassen St. #208 Chatsworth, CA 91311	When was the debt	incurred?	2017				
	Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you f	ile, the claim i	s: Check all that apply				
	■ Debtor 1 only	☐ Contingent						
	☐ Debtor 2 only	☐ Unliquidated						
	□ Debtor 1 and Debtor 2 only □ Disputed							
	At least one of the debtors and another	Type of NONPRIOR	ITY unsecured	l claim:				
	Check if this claim is for a community	Student loans		-4:	hadaaa dhaada			
	debt Is the claim subject to offset?	report as priority clair	ns	ration agreement or divorce t				
	■ No			g plans, and other similar del				
	Yes	possible reimbursement owed due to failure of mobilehome park owner to prior owner of home purchased by debtor.  Listed solely as a precaution. Potential Funds due for L.  Ryan 2014 MH LBM1081 for 2018 sale,						
4.9	People of State of California Janine B. Jasso, Esq.	Last 4 digits of acc	ount number	8287		\$9,400.00		
	Nonpriority Creditor's Name West Justice Center 8141 13th St.	When was the debt	incurred?	2018	·			
	Westminster, CA 92683 Number Street City State Zip Code	As of the date you f	ile, the claim i	s: Check all that apply				
	Who incurred the debt? Check one.							
	Debtor 1 only	Contingent						
	Debtor 2 only	☐ Unliquidated  ☐ Disputed On Appeal 30-2021-01189657						
	Debtor 1 and Debtor 2 only		• •					
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:  ☐ Student loans						
	☐ Check if this claim is for a community debt		a out of a sense	ration agreement or divorce t	hat you did not			
	Is the claim subject to offset?	report as priority clair		auton agreement or alvoice t	nat you did not			
	■ No	$\square$ Debts to pension or profit-sharing plans, and other similar debts						
	□ Yes	Other. Specify WJC Order 12/12/19, Paid Fees & Fine at WJC 12/13/19.  Subsequent civil atty fee order entered 1/27/2021 30-2018-00986785						

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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ebtor '	Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-E	<u></u>		
	Sandra Bradley	Last 4 digits	of account	number		Unknown		
	Nonpriority Creditor's Name	When was the del		2017-2021				
	18 Meadow Wood Coto De Caza, CA 92769							
	Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you	u file, the claim	is: Check all that apply				
	Debtor 1 only	☐ Contingent						
	☐ Debtor 2 only	☐ Unliquidated						
	☐ Debtor 1 and Debtor 2 only	☐ Disputed						
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim: ☐ Student loans						
	☐ Check if this claim is for a community							
	debt		☐ Obligations arising out of a separation agreement or divorce that you did not					
	Is the claim subject to offset?  ■ No	report as priority claims  ☐ Debts to pension or profit-sharing plans, and other similar debts						
					is			
	Yes	Other. Specify	Atty Fees	Civil RO Case				
J _	Randall Nickell	_ Last 4 digits of ac	count number	3055		Unknown		
	Nonpriority Creditor's Name 4476 Alderport Dr. Huntington Beach, CA 92649	When was the del	bt incurred?	2018				
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you	As of the date you file, the claim is: Check all that apply					
] ] ] d	■ Debtor 1 only	Contingent						
	Debtor 2 only	Unliquidated						
	☐ Debtor 1 and Debtor 2 only	☐ Disputed						
	☐ At least one of the debtors and another	Type of NONPRIO	RITY unsecure	d claim:				
	☐ Check if this claim is for a community ☐ Student loans							
	debt Is the claim subject to offset?	Obligations aris						
	■ No	Debts to pension	on or profit-sharir	ng plans, and other similar deb	ts			
[	Yes	■ Other. Specify	Unencumb leasehold;	precaution for possib ered Fee Interest in Al Assignment of Subco ; alternate 178-771-03,	PN 937-63-053; A ndominium Lot 1	ssignment of Gro & 2 Tract 10542,		
	BS Investors, LP Robert P. Warmington Co.	Last 4 digits of ac	count number	0376		\$30,000.00		
	Nonpriority Creditor's Name c/o BS Investors, LP 18201 Von Karmen Ste. 450	When was the del	bt incurred?	2018-2020				
N	Irvine, CA 92612 Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you	As of the date you file, the claim is: Check all that apply					
	■ Debtor 1 only	☐ Contingent						
	Debtor 2 only	☐ Unliquidated						
	Debtor 1 and Debtor 2 only	☐ Disputed						
	☐ At least one of the debtors and another	Type of NONPRIO	RITY unsecure	d claim:				
	☐ Check if this claim is for a community	☐ Student loans						
	debt Is the claim subject to offset?	☐ Obligations aris report as priority cla		aration agreement or divorce th	at you did not			
	■ No			ng plans, and other similar deb				
	Yes	Unit 4 ,Lot	Unexpired 376, Rancho	Ground Lease payme Del Rey mobile home	nts Tract 10542, park APN			
	400.5/5	178-011-16		-1 Ol-1				
		le E/F: Creditors <b>W</b> ho	nave Unsecure	ea Ciaims		Page 5 of 7		
5 CC	pyright (c) 1996-2021 Best Case, LLC - www.bestcase.com	п				Best Case Bankruptcy		

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			Case number (if known)	8:21-bk-11710-ES				
4.1	United Airlines		0000		to con o			
-	Nonpriority Creditor's Name	Last 4 digits of account numbe	r 0092		\$9,600.0			
	PO BOX 0675	When was the debt incurred?	2019-2020					
	Carol Stream, IL 60132-0675							
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the clain	n is: Check all that apply					
	Debtor 1 only	По :: .						
	_	☐ Contingent						
	Debtor 2 only	☐ Unliquidated						
	Debtor 1 and Debtor 2 only	☐ Disputed	and atalasa					
	At least one of the debtors and another	Type of NONPRIORITY unsecur  Student loans	ed claim:					
	Check if this claim is for a community debt	_		No. A				
	Is the claim subject to offset?	☐ Obligations arising out of a sereport as priority claims	paration agreement or divorce	that you did not				
	■ No	☐ Debts to pension or profit-shar	ring plans, and other similar de	bts				
	Yes							
	_ 163	Other. Specify Oobia pa	////e///3					
4.1 4	US Bank	Last 4 digits of account number	r 6482		\$9,145.00			
<u></u> .	Nonpriority Creditor's Name	<u>-</u>	_	<del> </del>				
	Attn: Bankruptcy Dept Po Box 5229	When was the debt incurred?	?					
	Cincinnati, OH 45201	A of the determinant the the state						
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the clain	n is: Check all that apply					
	-	<b>—</b>						
	■ Debtor 1 only	☐ Contingent						
	Debtor 2 only	Unliquidated						
	Debtor 1 and Debtor 2 only	☐ Disputed						
	At least one of the debtors and another	Type of NONPRIORITY unsecur  ☐ Student loans	ed claim:					
	☐ Check if this claim is for a community debt							
	Is the claim subject to offset?	☐ Obligations arising out of a separation agreement or divorce that you did not offset? report as priority claims						
	■ No	☐ Debts to pension or profit-sharing plans, and other similar debts						
	□Yes	Other Specify misc. pure	chases					
	l res	Other, Specify Tillse, part						
Part 3:								
i. Use the is trying have notifie Name ar BS Involve Google	List Others to Be Notified About a D is page only if you have others to be notified ing to collect from you for a debt you owe to more than one creditor for any of the debts t if for any debts in Parts 1 or 2, do not fill our ad Address restors/Robert P. Warmington wriden May Genovese & Baratta Main St. Ste. 1600	debt That You Already Listed about your bankruptcy, for a debt that someone else, list the original creditor hat you listed in Parts 1 or 2, list the adt or submit this page.  On which entry in Part 1 or Part 2 did you line 4.12 of (Check one):	you already listed in Parts 1 in Parts 1 or 2, then list the c ditional creditors here. If you	ollection agency here. Sindo not have additional p	nilarly, if you			
i. Use the is trying have notifie Name ar BS Involve Google	List Others to Be Notified About a D is page only if you have others to be notified ing to collect from you for a debt you owe to more than one creditor for any of the debts t id for any debts in Parts 1 or 2, do not fill our ad Address restors/Robert P, Warmington irden May Genovese & Baratta	debt That You Already Listed about your bankruptcy, for a debt that someone else, list the original creditor hat you listed in Parts 1 or 2, list the adt or submit this page.  On which entry in Part 1 or Part 2 did you line 4.12 of (Check one):	you already listed in Parts 1 in Parts 1 or 2, then list the c ditional creditors here. If you but list the original creditor? ☐ Part 1: Creditors with Priori	ollection agency here. Sindo not have additional p	nilarly, if you			
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#### Case 8:21-bk-11710-ES Doc 42 Filed 12/01/21 Entered 12/01/21 14:07:41 Desc Main Document Page 12 of 15

Debtor 1 Jamie Lynn Gallian		Case number (if known) 8:21-bk-11710-ES
Name and Address	On which entry in Part 1 or Part 2 d	lid you list the original creditor?
Jennifer Paulin	Line 4.3 of (Check one):	☐ Part 1: Creditors with Priority Unsecured Claims
4446 Alderport Dr. Huntington Beach, CA 92649		■ Part 2: Creditors with Nonpriority Unsecured Claims
nuntington Beach, CA 92049	Last 4 digits of account number	3985
Name and Address	On which entry in Part 1 or Part 2 d	
Lee Gragnano	Line 4.3 of (Check one):	☐ Part 1: Creditors with Priority Unsecured Claims
16062 Warmington Ave. Huntington Beach, CA 92649		■ Part 2: Creditors with Nonpriority Unsecured Claims
riuntington beach, OA 32043	Last 4 digits of account number	3985
Name and Address	On which entry in Part 1 or Part 2 d	id you list the original creditor?
Lindy Beck	Line 4.3 of (Check one):	☐ Part 1: Creditors with Priority Unsecured Claims
4443 Chase Dr. Huntington Beach, CA 92649		■ Part 2: Creditors with Nonpriority Unsecured Claims
Trummigrom beach, CA 32043	Last 4 digits of account number	3985
Name and Address	On which entry in Part 1 or Part 2 d	id you list the original creditor?
Lori Burrett	Line 4.3 of (Check one):	☐ Part 1: Creditors with Priority Unsecured Claims
16107 Sherlock Lane Huntington Beach, CA 92649		■ Part 2: Creditors with Nonpriority Unsecured Claims
Huntington Beach, CA 92049	Last 4 digits of account number	3985
Name and Address	On which entry in Part 1 or Part 2 d	id you list the original creditor?
Randell Nickel	Line 4.11 of (Check one):	☐ Part 1: Creditors with Priority Unsecured Claims
c/o Mark Mellor, Esq. Ste. 220 6800 Indiana Ave.		■ Part 2: Creditors with Nonpriority Unsecured Claims
Riverside, CA 92506		•
Mireralde, OA 32300	Last 4 digits of account number	3055
Name and Address	On which entry in Part 1 or Part 2 d	id you list the original creditor?
Ted Phillips	Line 4.3 of (Check one):	☐ Part 1: Creditors with Priority Unsecured Claims
17912 Sandra Lee		■ Part 2: Creditors with Nonpriority Unsecured Claims
Huntington Beach, CA 92649	Last 4 digits of account number	3985
Part 4: Add the Amounts for Each Typ	ne of Unsecured Claim	
6. Total the amounts of certain types of unsec		tical reporting purposes only. 28 U.S.C. §159. Add the amounts for eac
type of unsecured claim.		
0		Total Claim
6a. Domestic support ob	ligations	6a. \$ n nn

					Total Claim
	6a.	Domestic support obligations	6a.	\$	0.00
otal Iaims					
rom Part 1	6b.	Taxes and certain other debts you owe the government	6b.	\$	3,361.00
	6c.	Claims for death or personal injury while you were intoxicated	6c.	\$	0.00
	6d.	Other. Add all other priority unsecured claims. Write that amount here.	6d.	\$	0.00
	6e.	Total Priority. Add lines 6a through 6d.	6e.	\$	3,361.00
	0.6	On the state of	01		Total Claim
otal	6f.	Student loans	6f.	\$	0.00
laims rom Part 2	6g.	Obligations arising out of a separation agreement or divorce that			0.00
	Q1.	you did not report as priority claims	6g.	\$	0.00
	6h.	Debts to pension or profit-sharing plans, and other similar debts	6h.	\$	0.00
	6i.	Other. Add all other nonpriority unsecured claims. Write that amount here.	6i.	\$_	677,283.00
	6j.	Total Nonpriority. Add lines 6f through 6i.	<b>6</b> j.	\$	680,644.00

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

Page 7 of 7

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### Case 8:21-bk-11710-ES Doc 42 Filed 12/01/21 Entered 12/01/21 14:07:41 Desc Main Document Page 13 of 15

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Jamie Lynn Gallian	:
16222 Monterey Ln #376 Huntington Beach, CA 92649	!
(714) 321-3449	
jamiegallian@gmail.com	
☐ Attorney for Debtor	
■ Debtor appearing without an attorney	
	BANKRUPTCY COURT
CENTRAL DISTRICT OF CAL	IFORNIASANTA ANA DIVISION
In re:	
	CASE NO.: 8:21-bk-11710-ES
Jamie Lynn Gallian	CHAPTER: 7
	Amended
	VERIFICATION OF MASTER
	MAILING LIST OF CREDITORS
	[LBR 1007-1(a)]
	. ,,,
Debtor(s).	
Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attor master mailing list of creditors filed in this bankruptcy case, consistent with the Debtor's schedules and I/we assume all	consisting of 2 sheet(s) is complete, correct, and
44/20/24	Jamie Lynn Gallian
Date: 11/30/21	Signature of Debtor   Jamie Lynn Gallian
	Signature of Debtor 1 Jamie Lynn Gallian
Date:	
	Signature of Debtor 2 (joint debtor) ) (if applicable)
Deter	
Date:	Signature of Attorney for Debtor (if applicable)
	organitie of Attorney for Debtor (II applicable)

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

F 1007-1.MAILING.LIST.VERIFICATION

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BS Investors LP Robert P. Warmington c/o Gorden May, Esq. Grant, Genovese & Baratta 2030 Main St. Ste. 1600 Irvine, CA 92614

Huntington Mobile Home Investments, LLC 1100 Newport Beach Blvd. Ste 1150 Newport Beach, CA 92660

Huntington Mobile Home Inv. LLC. 430 S. San Dimas Ave. San Dimas, CA 91733

Hyundai Capital America PO BOX 269011 Plano, TX 75026

Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649

Jennifer Paulin 4446 Alderport Dr. Huntington Beach, CA 92649

Lee Gragnano 16062 Warmington Ave. Huntington Beach, CA 92649

Lindy Beck 4443 Chase Dr. Huntington Beach, CA 92649

Lori Burrett 16107 Sherlock Lane Huntington Beach, CA 92649 Case 8:21-bk-11710-ES Doc 42 Filed 12/01/21 Entered 12/01/21 14:07:41 Desc Main Document Page 15 of 15

Orange County Superior Court c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300 Laguna Hills, CA 92653

Randall Nickell 4476 Alderport Dr. Huntington Beach, CA 92649

Randell Nickel c/o Mark Mellor, Esq. 6800 Indiana Ave. Ste. 220 Riverside, CA 92506

Robert P. Warmington Co. c/o BS Investors LP 18201 Von Karmen Ste. 450 Irvine, CA 92612

Sandra Bradley 18 Meadow Wood Coto De Caza, CA 92679

Suzanne Tague Ross, Wolcott, Teinert, Prout 3151 Airway Ave. S-1 Costa Mesa, CA 92626

Ted Phillips 17912 Sandra Lee Huntington Beach, CA 92649

United Airlines 233 S. Wacker Dr. Chicago, IL 60606

Association of Flight Attendants 6250 No. River Road Ste. 4020 Rosemont, IL. 60018 Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 535 of 648

**EXHIBIT 37** 

#### Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 1 of 64

Attorney or Party Nar	ne, Address, Telephone	& FAX Nos.,State	FOR COURT	SE ONLY
Bar No. & Email Addr	ress			FILED_
JAMIE LYNN GAL 16222 MONTERE\ HUNTINGTON BE (714)321-3449 jamiegallian@gma	/ LANE UNIT 376 ACH, CA 92649			CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY:
Attorney for Debto				
✓ Individual appearir		UNITED STATES BA		
	CENTRAL D	ISTRICT OF CALIF	ORNIA-SANT	A ANA DIVISION
In re:	Jamie Lynn Gallian		CASE NO.: <b>8:2</b> 1	I-bk-11710-ES
		Debtor(s)	SUN	IMARY OF AMENDED SCHEDULES, MASTER MAILING LIST, AND/OR STATEMENTS [LBR 1007-1(c)]
www.cacb.uscourts.go attachment if creditors	to amend Schedules D, ov). A supplemental mas are being added to the es, master mailing list or clearly schedule C	ter mailing list (do not Schedule D or E/F. An	repeat any credito e one or more cre	rs on the original) is also required as an ditors being added? ☐ Yes ☑ No sing amended:
<b>√</b> Schedule H	Schedule I	Schedule J	Schedule J-	2 Statement of Financial Affairs
Statement About	Your Social Security Nur	mber(s)	Statement of Intentions	of Master Mailing List
▼ Other (specify)	Statement of Rela	ated Cases LBR Fo	orm 1015-2 ; Fo	orm 122-A Statement of Current Income
statements are true ar		e laws of the United St	ates that the ame	nded schedules, master mailing list, and or
		Jamie Ly Debtor 1 S	ynn <b>Sallian</b> Signature	791107
		Debtor 2 (	Joint Debtor) Sign	nature (if applicable)

NOTE: It is the responsibility of the Debtor, or the Debtor's attorney, to serve copies of all amendments on all creditors listed in this Summary of Amended Schedules, Master Mailing List, and/or Statements, and to complete and file the attached Proof of Service of Document.

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 2 of 64

#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 5801 Skylab Road Huntington Beach, CA 92647

A true and correct copy of the foregoing document entitled (specify): Summary of Amended Schedules, Master Mailing List, and or Statements will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On 3/11/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Jeffrey I Golden (TR) lwerner@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com
Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
Valerie Smith claims@recovery.com
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

		Service information continued on attached
page		
addresses in the	is bankruptcy case or adversary proced United States mail, first class, postage	, I served the following persons and/or entities at the last known eding by placing a true and correct copy thereof in a sealed prepaid, and addressed as follows. Listing the judge here be completed no later than 24 hours after the document is filed.
page		Service information continued on attached
for each person persons and/or method), by fac	or entity served): Pursuant to F.R.Civ entities by personal delivery, overnight simile transmission and/or email as fol	HT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method P. 5 and/or controlling LBR, on (date), I served the following to mail service, or (for those who consented in writing to such service lows. Listing the judge here constitutes a declaration that personal pleted no later than 24 hours after the document is filed.
nage		Service information continued on attached
page		
i declare under	penalty of perjury under the laws of the	e United States of America that the foregoing is true and correct.
3/11/2022	Robert McLelland	Robert McLelland
Date	Printed Name	Signature Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

December 2015 Page 2 F 1007-1.1.AMENDED.SUMMARY

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 3 of 64

### 1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Aaron E DE Leest on behalf of Trustee Jeffrey I Golden (TR)  $adeleest @Danning Gill.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @ecf. inforupt cy.com, \ danning gill @gmail.com; \ adeleest @gmail.com;$ 

Jeffrey I Golden (TR) | lwerner@wgllp.com, jig@trusteesolutions.net; kadele@wgllp.com

D Edward Hays on behalf of Interested Party Courtesy NEF ehays@marshackhays.com,

ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.

D Edward Hays on behalf of Plaintiff Houser Bros. Co. ehavs@marshackhavs.com,

ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.

Eric P Israel on behalf of Trustee Jeffrey I Golden (TR) eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Laila Masud on behalf of Interested Party Courtesy NEF Imasud@marshackhays.com, Imasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Laila Masud on behalf of Plaintiff Houser Bros. Co. Imasud@marshackhays.com, Imasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Mark A Mellor on behalf of Defendant Randall L Nickel mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Mark A Mellor on behalf of interested Party Courtesy NEF mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Valerie Smith on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

ustpregion16.sa.ecf@usdoj.gov United States Trustee (SA)

#### 2. SERVED BY U.S. MAIL

Jamie Lynn Gallian The Honorable Erithe A. Smith 16222 Monterey Ln. Unit 376 U.S. Bankruptcy Court

Huntington Beach, CA 92649 411 West Fourth Street, Suite 5040

Santa Ana, CA 92701-4593

United States Trustee (SA) 411 W Fourth St., Suite 7160

Santa Ana Division 411 West Fourth Street, Suite 2030,

Santa Ana, CA 92701-4500 Santa Ana, CA 92701-4500

Feldsott & Lee 23161 Mill Creek Drive, Ste. 300 Laguna Hills, CA 92653-7907

Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649

Janine Jasso P.O Box 37106 El Paso TX 79937-0161

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

F 9013-3.1.PROOF.SERVICE

June 2012

### Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 4 of 64

Association of Flight Attendants 6625 No. River Road Ste. 4020 Rosemont, IL. 60018

David R. Flyer 4120 Birch St. Ste. 101, Newfort Beach, CA 92660-2228

Houser Bros. Co. dba Rancho Del Rey Estates 16222 Monterey Ln (Office) Huntington Beach, CA 92649-6214

Huntington Beach Gables H0A c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300 Laguna Hllls, CA 92653-7907

Huntington Mobile Home Investments 16400 Saybrook Lane Huntington Beach, CA 92649-2277

Hyundai Cafital America P0 B0X 269011 Plano, TX 75026-9011

Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649

Lindy Beck 4443 Chase Dr. Huntington Beach, CA 92649-2297 BS Investors, LP Grant, Genovese & Baratta 2230 Main Street, Ste. 1600 Irvine, CA 92614

Frank Satalino 19 Velarde Ct. Rancho Santa Margarita, CA 92688- 8502

Houser Bros Co dba Rancho Del Rey Mobilehome Est. 17610 Beach Blvd. Ste. 32 Huntington Beach, CA 92647-6876

Huntington Mobile Home Investments LLC 1100 Newport Beach Blvd. Ste 1150 Newport Beach, CA 92660

Internal Revenue Service Insolvency P.O. Box 7346 Philadel hia, PA 19101-7346

Jennifer Paulin 4446 Alder ort Dr. Huntington Beach, CA 92649-2286

Lisa T. Ryan 20949 Lassen St. APT. 208 Chatsworth, CA 91311-4239 Danning, Gill, Israel & Krasnoff, LLP 1901 Avenue of The Stars, Ste. 450 Los Angeles, CA 90067-6006

Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071-2005

Huntington Harbor Village 16400 Saybrook Huntington Beach, CA 92649-2277

Huntington Mobile Home Inv. LLC. 430 S. San Dimas Ave. San Dimasa CA 91773-4045

Huntington Beach Gables Homeowners Association EPSTEN, GRINNEL, & HOWELL, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131

James H Cosello, Esq. Casello & Lincoln, 525 N Cabrillo Park Dr. Ste 104 Santa Ana, CA 92701-5017

Lee Gragnano 16062 Warmington Lane Huntington Beach, CA 92649

Lori Burrett 16107 Sherlock Lane Huntington Beach, CA 92649-2293

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

#### Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 5 of 64

Michael S. Devereux Wex Law 9171 Wilshire Blvd. Ste. 50O Beverly Hills, CA 90210-5536

Patricia Ryan 20949 Lassen St. Apt 208 Chatsworth, CA 91311-4239

Raquel Flyer-Dashner 4120 Birch St. Ste. 101, Newport Beach, CA 92660-2228

Rutan & Tucker 18575 Jamboree Rd. 9th FL Irvine, CA 92612

Steven A. Fink 13 Corporate Plaza Ste. 150 Newport Beach, CA 92660-7919

The Huntington Beach Gables Homeowners Association c/o Epsten Grinnell & Howell APC 10200 Willow Creek Road, Ste 10O San Diego, CA 92131-1669

United Airlines 233 S. Hacker Dr. Chicago, IL 60606-6462

Vivienne J Alston Alston, Alston & Diebold 27201 Puerta Real Ste 300 Mission Viejo, CA 92691-8590 Orange County Alternate Public Defenders Office 600 W. Santa Ana, Ste. 600 Santa Ana, CA 92701

People of the St of CA 8141 13th Street Westminster, CA 92683-4576

Randall Nickell 4476 Alderport Dr. Huntington Beach. CA 92649-2288

Superior Court of California County Of Orange 711 Civic Center Drive, West Santa Ana, CA 92701

Suzanne Tague Ross Wolcott, Teinert, Prout 3151 Airway Ave. S-1 Costa Mesa, CA 92626-4627

Theodore Phillips 17612 Sandea Lee Huntington Beach, CA 92649

United Airlines P.O. Box 0675 Carol Stream, 60132-0675 Orange County Public Defender 801 Civic Center Drive, West Santa Ana, CA 92702

Randell Nickel c/o Mark Mellor, Esq. 6800 Indiana Ave. Ste. 220 Riverside, CA 92506-4267

Robert P. Warmington Co. c/o BS Investors LP 18201 Von Karmen Ste. 450 Irvine, CA 92612-1195

Sandra L. Bradley 18 Meadowwood, Coto De Caza, 92679

Stanley Feldsott: Esq Feldsott & Lee 23161 Mill Creek Drive Ste. 300 Laguna Hills, CA 92653-7907

S 4, A California Limited Partnership 1001 Dove Street Ste. 230 Newport Beach, CA 92660

US BANK PO Box5229 Cincinnati, OH 45201-5229

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 541 of 648

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 6 of 64

F	ill in this information to identify	y your case:		
L	Inited States Bankruptcy Court fo	or the:		
(	Central District of Californ	ia		
	8:21-bk-11			
	base number (ii kilowii).	Chapter 7 Chapter 11	AMENDED	
		Chapter 12 Chapter 13	XX Check if this is an	
	and the programmer of the second seco	Chapter 19	amended filing	
_	fficial Form 101			
٧	oluntary Petit	tion for Individuals Fili	ng for Bankruptcy04	4/20
De sa Be inf	ebtor 2 to distinguish between to the person must be Debtor 1 in	them. In joint cases, one of the spouses must report I all of the forms. possible. If two married people are filing together, b ded, attach a separate sheet to this form. On the top	out the spouses separately, the form uses <i>Debtor 1</i> and tinformation as <i>Debtor 1</i> and the other as <i>Debtor 2</i> . The other as <i>Debtor 2</i> . The other are equally responsible for supplying correct to of any additional pages, write your name and case not be of any additional pages.	ne
Pa	rt 1: Identify Yourself		About Dabter 2 (Sparres Only in a Joint Case)	
	Warren frell manne	About Debtor 1:	About Debtor 2 (Spouse Only in a Joint Case):	
1.	Your full name Write the name that is on your			
	government-issued picture	JAMIE First name	First name	
	identification (for example, your driver's license or	LYNN	Middle name	
	passport).	Middle name	Middle name	
	Bring your picture identification to your meeting	GALLIAN	Last name	
	with the trustee.	Last name	Suffix (Sr., Jr., II, III)	
		Suffix (Sr., Jr., II, III)	one program when delicates were the highest or we are the controlled the controll	NAMES OF BUILDINGS
2.	All other names you have used in the last 8 years	auce beens, il in a vigasiabile viga us acceptate annone in		
	Include your married or maiden names.			
Sire of	essangangan da dan kandara menangan sebesah da an ka Sentanan menangan sebesah sebesah sebesah sebesah da dalam	gelezelle isterne errore ette 125 isternakka gradisakult tähakakult tähakaksistet ist errore ett i velte ett i	unkanna, praekta kulusi kahitus 2240 milioni ni 2000 milioni mari 100 milioni ni kahitani kahitani mahitani mah	inessa resta co
3.	Only the last 4 digits of your Social Security	$xxx - xx - \frac{3}{2}  \frac{9}{2}  \frac{3}{2}  \frac{6}{2}$	xxx - xx	
	number or federal Individual Taxpayer	OR	OR	
orien -	Individual Taxpayer Identification number (ITIN)	9 xx - xx	9 xx - xx	ana mangraci

Voluntary Petition for Individuals Filing for Bankruptcy

page 1

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2 (Spouse Only in a Joint Case):
sed any business names or EINs.
s at a different address:
pet .
330
State ZIP Code
nailing address is different from here. Note that the court will send his mailing address.
eet
State ZIP Code
st 180 days before filing this petition, n this district longer than in any other
ner reason. Explain.
S.C. § 1408.)
ti

Voluntary Petition for Individuals Filing for Bankruptcy

page 2

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Debtor 1	JAMIE LYNN GALLI		Last Name	Case	number (# known)_	8:21-bk-11710-E	<u> </u>
Part 2:	Tell the Court A		nkruptov Case				
rait 2.	Tell the Godit A						
Bankr	napter of the uptcy Code you	for Bankru	e. (For a brief description of uptcy (Form 2010)). Also, go	each, see <i>Notice Requ</i> to the top of page 1 ar	ired by 11 U.S nd check the a	C.C. § 342(b) for Individu ppropriate box.	als Filing
under	oosing to file	<b>Ľ</b> Chap	ter 7				
		Chap	ter 11				
		☐ Chap	ter 12				
		Chap	ter 13				
8. How y	ou will pay the fe	local yours subm with a	pay the entire fee when court for more details about elf, you may pay with cas itting your payment on you pre-printed address.	out how you may pay sh, cashier's check, our behalf, your attor	y. Typically, if or money ord ney may pay	you are paying the form of the	ee check
		∐l need Appli	d to pay the fee in instal cation for Individuals to P	<b>Ilments</b> . If you choo <i>ay The Filing Fee in</i>	se this optior Installments	i, sign and attach the (Official Form 103A).	
		□	est that my fee be waiv	red (Vou may reque	et this option	only if you are filing fo	or Chanter
		By laving less to pay the same state of the same	w, a judge may, but is not han 150% of the official p ne fee in installments). If ter 7 Filing Fee Waived (	t required to, waive y coverty line that appl you choose this opti	our fee, and ies to your fa on, you must	may do so only if you mily size and you are fill out the <i>Application</i>	ir income is unable to
	ou filed for	√No					
last 8	iptcy within the ears?	Yes. District			When	Case number	
		District			When	Case number	A
		District			When	Case number	
cases filed b	ny bankruptcy pending or bein by a spouse who ing this case wit	is Yes.					
you, c	r by a business	Debtor			Rel	ationship to you	
affilia	or by an	District		When _		Case number, if known_	
		Debtor			Relat	lionship to you	
		District		When _		_ Case number, if known	
11. Do yo	u rent your		Go to line 12. Has your landlord obtained	an eviction judgment a	gainst you?		
	UD Case 30-2019-01		_				
	ce 1/2/2019; Dispute to counter-sign Leas		No. Go to line 12.				
	e, Space 376, location		<del></del>		n Judgment A	gainst You (Form 101A)	
to real prop	erty in July 2014, pur 551. Original 80yr U	suant to	and file it with this bank	ruptcy petition.			
	se in place thru 12/3						
Official	Form 101		Voluntary Petition for Ir	ndividuals Filing for E	Bankruptcy		page 3

# Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 9 of 64

Debtor 1	JAMIE LYNN GALLIAN	Case number (# known)8:21-bk-11710-ES
	First Name Middle Nam	a Last Name
Part 3	Report About Any E	usinesses You Own as a Sole Proprietor
	e you a sole proprietor any full- or part-time	☑ No. Go to Part 4.
	siness?	Yes. Name and location of business
	ole proprietorship is a iness you operate as an	Name of business, if any
	vidual, and is not a arate legal entity such as	Name of Duamess, it any
	orporation, partnership, or	Number Street
If yo	ou have more than one	
	e proprietorship, use a varate sheet and attach it	
to t	his petition.	City State ZIP Code
		Check the appropriate box to describe your business:
		Health Care Business (as defined in 11 U.S.C. § 101(27A))
		Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
		Stockbroker (as defined in 11 U.S.C. § 101(53A))
		Commodity Broker (as defined in 11 U.S.C. § 101(6))
		None of the above
Ch Ba	e you filing under apter 11 of the nkruptcy Code and e you a <i>small business</i>	If you are filing under Chapter 11, the court must know whether you are a small business debtor or a debtor choosing to proceed under Subchapter V so that it can set appropriate deadlines. If you indicate that you are a small business debtor or you are choosing to proceed under Subchapter V, you must attach your most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
de	btor or a debtor as	☑ No. I am not filing under Chapter 11.
	fined by 11 U.S. C. § 82(1)?	No. I am filing under Chapter 11, but I am NOT a small business debtor according to the definition in
For	a definition of small	the Bankruptcy Code.  Yes, I am filing under Chapter 11 and I am a small business debtor according to the definition in the
	siness debtor, see U.S.C. § 101(51D).	Bankruptcy Code, and I do not choose to proceed under Subchapter V of Chapter 11.
		Yes. I am filing under Chapter 11, I am a debtor according to the definition in § 1182(1) of the Bankrutpcy Code, and I choose to proceed under Subchatper V of Chapter 11.
D 1	Donort if You Own	or Have Any Hazardous Property or Any Property That Needs Immediate Attention
	you own or have any	No
pro	perty that poses or is	Yes. What is the hazard?
of i	eged to pose a threat imminent and	
	ntifiable hazard to blic health or safety?	
Or	do you own any operty that needs	
	mediate attention?	If immediate attention is needed, why is it needed?
For	example, do you own ishable goods, or livestock	
tha	t must be fed, or a building t needs urgent repairs?	
	, moodo di gom ropamor	Where is the property?
		A Design of the Control of the Contr
Offic	cial Form 101	Voluntary Petition for Individuals Filing for Bankruptcy page 4

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 10 of 64

btor 1	JAMIE LYNN G	ALLIAN			Case number (if known)	8:21-bk-11710-ES					
	First Name	Middle Name	Last Name								
rt 5:	Explain You	r Efforts	to Receive a Brie	efing About Credit Counselin	ng						
Tell th	e court whet	her	About Debtor 1:		About Debtor	r 2 (Spouse Only in a Joint Case	e):				
	ave received ng about cred		You must check one	:	You must che	eck one:					
	v requires that y	ou.	counseling ager	fing from an approved credit ncy within the 180 days before I uptcy petition, and I received a mpletion.	counselin filed this l	l a briefing from an approved cr ig agency within the 180 days b bankruptcy petition, and I recel e of completion.	efore I				
bankrup	ling before you ptcy. You must ly check one of			the certificate and the payment you developed with the agency.		opy of the certificate and the payr y, that you developed with the age					
followin	ng choices. If yo do so, you are	u [	counseling ager	fing from an approved credit ncy within the 180 days before I uptcy petition, but I do not have mpletion.	counselin a filed this l	l a briefing from an approved cr ng agency within the 180 days b bankruptcy petition, but I do no e of completion.	efore I				
can dis	ile anyway, the miss your case e whatever filing id, and your cre	, you g fee	Within 14 days at	fter you file this bankruptcy petition copy of the certificate and paymer	etition, Within 14 days after you file this						
you paid, and your creditors can begin collection activities again.				I certify that I asked for credit counseling services from an approved agency, but was unable to obtain those services during the 7 days after I made my request, and exigent circumstances merit a 30-day temporary waive of the requirement.							
			requirement, atta what efforts you r you were unable	lay temporary waiver of the ich a separate sheet explaining made to obtain the briefing, why to obtain it before you filed for what exigent circumstances le this case.	requireme what effort you were u bankrupto	a 30-day temporary waiver of the ont, attach a separate sheet explai ts you made to obtain the briefing unable to obtain it before you filed y, and what exigent circumstance ou to file this case.	ining , why I for				
			dissatisfied with y	e dismissed if the court is your reasons for not receiving a bufiled for bankruptcy.	dissatisfie	e may be dismissed if the court is d with your reasons for not receive fore you filed for bankruptcy.	ing a				
		If the still r You agen		isfied with your reasons, you must afing within 30 days after you file. ertificate from the approved th a copy of the payment plan you r. If you do not do so, your case	If the court is satisfied with your reasons, y still receive a briefing within 30 days after You must file a certificate from the approve		ou file. d olan you				
			Any extension of	the 30-day deadline is granted and is limited to a maximum of 15		sion of the 30-day deadline is gra ause and is limited to a maximum					
							I am not require credit counselin	d to receive a briefing about ng because of:		required to receive a briefing ab unseling because of:	out
			Incapacity.	I have a mental illness or a mental deficiency that makes me incapable of realizing or making rational decisions about finances		acity. I have a mental illness or deficiency that makes me incapable of realizing or n rational decisions about fi	naking				
			Disability.	My physical disability causes me to be unable to participate in a briefing in person, by phone, or through the internet, even after I reasonably tried to do so.	☐ Disabi	ility. My physical disability cause to be unable to participate briefing in person, by phothrough the internet, even reasonably tried to do so.	e in a ne, or after l				
			Active duty.	I am currently on active military duty in a military combat zone.	Active	e duty. I am currently on active m duty in a military combat a					
				u are not required to receive a edit counseling, you must file a		eve you are not required to receive					

Voluntary Petition for Individuals Filing for Bankruptcy

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Deb	tor 1 Jamie Lynn Gallia	ın		Case numb	er (if known)	8:21-bk-11710-ES	
			4. 5				
Part				nsumer debts? Consumer debts are def	finad in 11 II	S.C. & 101(8) as "incurred by an	
16.	What kind of debts do you have?	16a.	individual primarily for a perso	onal, family, or household purpose."	iinea iii 11 O.	.S.C. 9 101(0) as incurred by an	
			□ No. Go to line 16b.				
			■ Yes. Go to line 17.				
		16b.	Are your debts primarily bu money for a business or investigation	urred to obtain estment.			
			No. Go to line 16c.				
			☐ Yes. Go to line 17.				
		16c.	_	we that are not consumer debts or busine	ss debts		
			Consumer Acots				
17.	Are you filing under Chapter 7?	□ No.	I am not filing under Chapter	7. Go to line 18.			
	Do you estimate that after any exempt property is excluded and	■ Yes.	are paid that funds will be ava	to you estimate that after any exempt propailable to distribute to unsecured creditors	perty is exclu s?	ided and administrative expenses	
	administrative expenses are paid that funds will		■ No				
	be available for distribution to unsecured		☐ Yes				
	creditors?						
18.	How many Creditors do	<b>■</b> 1-49		□ 1,000-5,000	□ 25	,001-50,000	
	you estimate that you owe?	□ 50-99	9	☐ 5001-10,000		,001-100,000	
		<b>1</b> 00-1	199	□ 10,001-25,000	□ мо	ore than100,000	
		200-9	999				
19.	How much do you	<b>\$0 - \$</b>	\$50,000	☐ \$1,000,001 - \$10 million		00,000,001 <b>-</b> \$1 billion	
	estimate your assets to be worth?	<b>□</b> \$50,0	001 - \$100,000	\$10,000,001 - \$50 million		,000,000,001 - \$10 billion	
	20		,001 - \$500,000	□ \$50,000,001 - \$100 million □ \$100,000,001 - \$500 million	_ `	0,000,000,001 - \$50 billion ore than \$50 billion	
	_	\$500	,001 - \$1 million	ш \$100,000,001 - \$300 million		ore than \$00 billion	
20.	How much do you	<b>\$0 - \$</b>	\$50,000	☐ \$1,000,001 - \$10 million	_ `	00,000,001 - \$1 billion	
	estimate your liabilities to be?		001 - \$100,000	□ \$10,000,001 - \$50 million		1,000,000,001 - \$10 billion	
		_	,001 - \$500,000	□ \$50,000,001 - \$100 million □ \$100,000,001 - \$500 million		10,000,000,001 - \$50 billion lore than \$50 billion	
		<b>\$</b> 500	,001 - \$1 million	<b>—</b> \$100,000,001 - \$300 million		ore than 400 billion	
Pari	7: Sign Below						
For	you	I have examined this petition, and I declare under penalty of perjury that the information provided is true and correct.					
		If I have chosen to file under Chapter 7, I am aware that I may proceed, if eligible, under Chapter 7, 11,12, or 13 of title 11, United States Code. I understand the relief available under each chapter, and I choose to proceed under Chapter 7.					
		If no attorney represents me and I did not pay or agree to pay someone who is not an attorney to help me fill out this					
		document, I have obtained and read the notice required by 11 U.S.C. § 342(b).					
		I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.					
		I unders bankrup and 357	tòy case can result∕in fines up t	concealing property, or obtaining money o \$2,50,000, or imprisonment for up to 20	or property by years, or both	by fraud in connection with a th. 18 U.S.C. §§ 152, 1341, 1519,	
			I fin Gallian /	Signature of Debt	or 2		
		Execute	d on 3/9/2023	Executed on			
			MM/DOTYYYY	M	M / DD / YYY	Υ	

Voluntary Petition for Individuals Filing for Bankruptcy

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8:21-bk-11710-ES

### **AMENDED** STATEMENT OF RELATED CASES **INFORMATION REQUIRED BY LBR 1015-2** UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

8:03-bk-1856-JB; Chapter 7; Central District of California - Santa Ana; Filed 08/04/2003; Discharged 11/17/2003

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None.

4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

I declare, under penalty of perjury, that the foregoing is true and correct.  Executed at Santa Ana, California.  Date:	Jamie Lynn Gallian Signature of Debtor 1
	Signature of Debtor 2

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

# Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 13 of 64

Fill i	n this info	rmation to identify your case and t	his filing:		
Debt	or 1	Jamie Lynn Gallian First Name Middl	e Name Last Name		
Debt	or 2	riist Name (Middi	e Marie Last Mario		
(Spou	se, if filing)	First Name Middl	e Name Last Name		
Unite	ed States B	ankruptcy Court for the: CENTRAL	DISTRICT OF CALIFORNIA-SANTA ANA DIVIS	SION	
Case	number	8:21-bk-11710-ES			Check if this is an amended filing
					amenaea ming
~"	:-:-! =:	40CA/D			
		orm 106A/B			
<u>SC</u>	<u>nedu</u>	le A/B: Property			12/15
hink i nform	s fite boot	Be as complete and accurate as possib re space is needed, attach a separate s	an asset only once. If an asset fits in more than one one of the one of the one of the one of the one of the one of the one of any additional pages	equally responsible for 9	supplying correct
Part	: Describ	e Each Residence, Building, Land, or O	ther Real Estate You Own or Have an Interest in		
l. Do	you own o	have any legal or equitable interest in	any residence, building, land, or similar property?		
	No. Go to P	art 2.			
_		is the property?			
	, 00. 11.10.0	To the property.			
1.1			What is the property? Check all that apply		
		onterey Ln. Unit 376	☐ Single-family home		claims or exemptions. Put red claims on Schedule D:
	Street address, if available, or other description	☐ Duplex or multi-unit building ☐ Condominium or cooperative	Creditors Who Have Cla	aims Secured by Property.	
			Manufactured or mobile home	Current value of the	Current value of the
	Hunting	on Beach CA 92649-0000	Land	entire property?	portion you own? \$235,000.00
	City	State ZIP Code	☐ Investment property ☐ Timeshare	\$ unknown	
			Other		your ownership interest nancy by the entireties, or
			Who has an interest in the property? Check one	a life estate), if known	•
	0		■ Debtor 1 only ■ Debtor 2 only	Existing 1979 80 year Tract 10542, Unit(s) 1,	Ground Leasehold Parcel 1 & 2
	Orange County		☐ Debtor 2 only ☐ Debtor 1 and Debtor 2 only		
	,		At least one of the debtors and another	Check if this is co	mmunity property
			Other information you wish to add about this ite		
			property identification number: LPT 891-569-6	2	
2. /	Add the do	ollar value of the portion you own f	or all of your entries from Part 1, including any	entries for	\$235,000.00
F	ages you	have attached for Part 1. Write tha	t number here	=>	7200,000.00
		e Your Vehicles			
Do y	ou own, le	ase, or have legal or equitable inte	rest in any vehicles, whether they are register	ed or not? Include any	vehicles you own that
some	one else d	rives. It you lease a vehicle, also repo	ort it on Schedule G: Executory Contracts and Uni	expired Leases.	
Offici	al Form 10	6A/B	Schedule A/B: Property		page 1
		c) 1996-2021 Best Case, LLC - www.bestcase.com			Best Case Bankruptcy
		,			

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 14 of 64

Debtor 1	Jamie Lynn Gallian	Case numb	er (if known)	8:21-bk-11710-ES
3. Cars,	vans, trucks, tractors, sport utility	vehicles, motorcycles		
■ No				
☐ Yes	S			
4. Wate Examp	rcraft, aircraft, motor homes, ATVs ples: Boats, trailers, motors, personal	and other recreational vehicles, other vehicles, and access watercraft, fishing vessels, snowmobiles, motorcycle accessori	s <b>ories</b> es	
■ No				
☐ Ye	s			
5 Add page	the dollar value of the portion you one syou have attached for Part 2. Wri	own for all of your entries from Part 2, including any entrie te that number here	s for =>	\$0.00
	Describe Your Personal and Household	interest in any of the following items?		Current value of the
				portion you own? Do not deduct secured claims or exemptions.
6. Hous Exam	ehold goods and furnishings nples: Major appliances, furniture, line o	ens, china, kitchenware		
■ Ye	es. Describe			
	Misc. househ Location: 162 92649	old goods and furnishings 22 Monterey Lane, Space 376, Huntington Beach CA	4	\$3,500.00
	waterford cry	stal set red and white wine glasses		\$1,000.00
□ No	nples: Televisions and radios; audio, vincluding cell phones, cameras o es. Describe  Wall televisio	video, stereo, and digital equipment; computers, printers, scanr s, media players, games on, computer, printer and peripherals 222 Monterey Lane, Space 376, Huntington Beach CA		collections; electronic devices
Exar	other collections, memorabilia, o	gs, prints, or other artwork; books, pictures, or other art objects; collectibles	stamp, coin	, or baseball card collections;
■ Ye	es. Describe			
	Lladro figurir	ne collection (20)		\$1,900.00
Exar ■ No □ Yo	musical instruments o es. Describe	and other hobby equipment; bicycles, pool tables, golf clubs, s	skis; canoes	and kayaks; carpentry tools;
Exa ■ N	amples: Pistols, rifles, shotguns, amm o	unition, and related equipment		
□ Ye	es. Describe	Schedule A/B: Property		page 2
	Form 106A/B opyright (c) 1996-2021 Best Case, LLC - www.bes			Best Case Bankruptcy

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 15 of 64

Debtor 1	Jamie Lynn	Gallian		Case number (ii	f known) 8:21-bk-11710-ES
11 Cloth	••				
11. Clothe Exam	<b>es</b> <i>iples:</i> Everyday cl	lothes, furs	, leather coats, designer v	vear, shoes, accessories	
□ No					
■ Yes	. Describe				
		Misc o	lothing		
				ane, Space 376, Huntington Beach CA	#4 000 00
		92649			\$1,000.00
12. Jewel Evam	<b>iry</b> poles: Everyday ie	welry cos	tume iewelry, engagemen	t rings, wedding rings, heirloom jewelry, watches,	gems, gold, silver
□ No	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,	,,		
Yes	. Describe				
			o wrist watch (20 yrs. /bracelets, and earrin	old); costume jewelry, misc. non-gold	
				ane, Space 376, Huntington Beach CA	
		92649			\$1,000.00
	iarm animals nples: Dogs, cats,	birds, hors	ses		
□ No					
■ Yes	. Describe				
		F=	. I d 1867		\$25.00
		5-year	old Wired Terrier Dog		
15. <b>Add</b>	:. Give specific in	of all of y	our entries from Part 3,	including any entries for pages you have attac	hed \$8,925.00
for F	Part 3. Write that	number h	ere		Ψ0,32333
Part 4: D	escribe Your Final	ncial Accete	•		
			uitable interest in any c	f the following?	Current value of the
,	•	•	•		portion you own? Do not deduct secured
					claims or exemptions.
16. <b>Cash</b>					
Exam	nples: Money you	have in yo	ur wallet, in your home, ir	a safe deposit box, and on hand when you file yo	our petition
■ No					
☐ Yes	S				
17. <b>Depo</b> : Exan	sits of money nples: Checking, s institutions	savings, or . If you hav	other financial accounts; e multiple accounts with t	certificates of deposit; shares in credit unions, bro he same institution, list each.	kerage houses, and other similar
□ No					
■ Yes	<b>3</b>			Institution name:	
		17 1	EDD Debit account	Bank of America	\$3,793.00
		17.1.			
			0. 1	Alliant Credit UnionOnly funds are Covrelief funds from the government.	rid-19 \$1,407.00
		17.2.	Savings	rener runus nom me government.	V1,731.00
					_
	orm 106A/B			edule A/B: Property	page 3  Best Case Bankruptcy

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 16 of 64

Debtor 1	Jamie Lynn Gallia	an	Case number (if known) 8:	21-bk-11710-ES
	17.	.3. Savings	Alliant Credit UnionOnly funds are Covid-19 relief funds from the government.	\$2,600.00
	s, mutual funds, or pul ples: Bond funds, inves		okerage firms, money market accounts	
■ No		Institution or issuer	name.	
19. <b>Non-p</b>	ublicly traded stock a		orated and unincorporated businesses, including an interest in	an LLC, partnership, and
□ No			% of ownership:	
19.1 btor peace ner home i victim res 9 19/11/2018 derport ho 1/2018 with occeds fro operty at the peace of t	J-Sandcastle Co, I fully resided at 447 n HOA. Criminal ch titution. Debtor mo , a three year reside me sold on 10/31/20 thin TRACT 10542 A m unencumbered s me end of the signer lepleted from 2016-2 illed against her Or ty in the Alderport s Note with the LLC d 4/2019 No. 19-7691 her 20 year employn i injury. On Februar lease agreement with rey Ln. Unit 376, Lo	6 Alderport since 1° arges PC §242 were over out of the HOA vertile property lease 18. Debtor purchasale of her Alderport dease commitmen 11/8/18, ST Court of 18. Debtor executiated 11/16/2018, pe 916827. Debtor cornent as a Flight Attey 1, 2019, Debtor suth Landlord Henry No.	e a bank account of less than \$1,000.  1/23/2009. On 8/5/2018, debtor was battered  if filed; trial is pending 19WM00951. Request  -Alderport home out of fear on 9/11/18.  e 5782 Pinon Dr signed. Debtors  sed investment rental property on  ited in Huntington Harbour with  t with the intent of living in the  t. Debtors Retirement Funds were  s incurred defending Gables HOA civil 100 %  denied Gables HOA MOTION to freeze  ited a Security Agreement and  rected HCD Certificate of Title and  ntinued on medical LOA and never endant due to the 8/5/18 battery with  incressfully terminated the 3 year  Newton. Debtors primary residence is  it 10542 Unit 4 per 8/7/1979 City of HB.	\$1,000.00 \$ 500.00
Negoti Non-ne ■ No	iable instruments includ egotiable instruments a Give specific informati	le personal checks, casi re those you cannot trai	otiable and non-negotiable instruments hiers' checks, promissory notes, and money orders. ensfer to someone by signing or delivering them.	
21. Retire Exam	ment or pension acco ples: Interests in IRA, E	ounts ERISA, Keogh, 401(k), 4	103(b), thrift savings accounts, or other pension or profit-sharing plar	ns
Yes.	List each account sepa. Ty	arately. pe of account:	Institution name:	
	IR	<b>A</b>	Fidelity	\$7,400.00
Your: Exam No	ity deposits and prepa share of all unused dep ples: Agreements with l	osits you have made so	o that you may continue service or use from a company public utilities (electric, gas, water), telecommunications companies, Institution name or individual:	or others
■ No	ties (A contract for a pe	eriodic payment of mono	ey to you, either for life or for a number of years)	
		•	welford ADI E according or under a ministed about building according	ım
24. Interes 26 U.S	sts in an education IRA .C. §§ 530(b)(1), 529A(	<b>A, in an account in a q</b> (b), and 529(b)(1).	ualified ABLE program, or under a qualified state tuition progra	
Official For			Schedule A/B: Property	page 4
Software Copy	right (c) 1996-2021 Best Case	, LLC - www.bestcase.com		Best Case Bankrupto

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 17 of 64

Debtor 1	Jamie Lynn Gallian	Case number (if known)	8:21-bk-11710-ES
■ No □ Yes	Institution name a	and description. Separately file the records of any interests.11 U.S.C. § 521(c)	:
25. <b>Trusts,</b> ■ No	equitable or future interests	in property (other than anything listed in line 1), and rights or powers ex	ercisable for your benefit
	Give specific information about	them	
Ехатр	s, copyrights, trademarks, trades: Internet domain names, we	de secrets, and other intellectual property bsites, proceeds from royalties and licensing agreements	
■ No □ Yes.	Give specific information about	them	
27. License Examp ■ No	es, franchises, and other gene les: Building permits, exclusive	eral intangibles licenses, cooperative association holdings, liquor licenses, professional licens	ses
☐ Yes.	Give specific information about	them	
Money or p	property owed to you?		Current value of the portion you own? Do not deduct secured claims or exemptions.
28. Tax ref	unds owed to you		
■ No			
☐ Yes.	Give specific information about	them, including whether you already filed the returns and the tax years	
29. Family	support	ony, spousal support, child support, maintenance, divorce settlement, property	, settlement
■ No	765. 1 ast due of famp sam amin	only, opoulation support, and support, manners, and a support of the support of t	
☐ Yes.	Give specific information		
30. Other a	mounts someone owes you	surance payments, disability benefits, sick pay, vacation pay, workers' compe	nsation Social Security
Ехатр	benefits; unpaid loans you		nodian, Codar Codany
■ No			
☐ Yes.	Give specific information		
31. Interes	ts in insurance policies les: Health, disability, or life ins	urance; health savings account (HSA); credit, homeowner's, or renter's insura	nce
■ No			
☐ Yes.	Name the insurance company of Company		Surrender or refund
	55pa,	,	value:
If you a someo	erest in property that is due yare the beneficiary of a living trune has died.	you from someone who has died st, expect proceeds from a life insurance policy, or are currently entitled to rec	eive property because
□ No	Ohan a saaiffa information		
■ Yes.	Give specific information		
	32.1	Probate estate of Charles J. Bradley, Jr. Case No. 30-2017-00915711. Uncertain what, if any, proceeds will pass to debtor.	Unknown
	32.2	by debtor for \$1 million. Unknown whether any recovery will	Unknown
		be awarded or available.	

Official Form 106A/B

Schedule A/B: Property

page 5

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Best Case Bankruptcy

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Debte	or 1	Jamie Lynn Gallian	Case number (if known)	8:21-bk-11710-ES
33. <b>C</b>	laims a	gainst third parties, wheth	ner or not you have filed a lawsuit or made a demand for payment	
_	<i>≣xample</i> No	s: Accidents, employment d	lisputes, insurance claims, or rights to sue	
_		escribe each claim		
	ther co	ntingent and unliquidated	claims of every nature, including counterclaims of the debtor and rights to	set off claims
-		escribe each claim		
		34.1		
			Potential claim for bad faith denial of insurance against Mercury Insurance Company failure to defend/indemnify HOA Civil Action filed 4/11/2017, 18 days after title recorded. Debtor purchased homeowners insurance policy on 3/22/17	Unknown
		34.2	Potential Victim Restitution Award from Jesus Jesus Jr, for battery 8/5/2018. Criminal Case pending 19WM09951. Estimated economic damages exceed \$73,000.00	Unknown
			Estimated coordinated and an agent of the control o	
		34.3	Claim against Houser Bros Co. dba Rancho Del Rey Mobilehome Estates for Violation(s) of Davis Stirling Act, MRL §798, et seq. multiple acts of retaliation, discrimination, trespassing/unlawful entry; forcible detainer, wrongful eviction, failure to timely pursue/prosecute frivolous UD claim pending since 1/2/19. Failure to apply to CA Covid19 Relief after debtor delivered 9/7/20 Declaration of Covid afflictions and hardship. No lawsuit yet filed.	Unknown
		34.4	Personal Injury claim against Huntington Beach Gables HOA; Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000.	
			Estimated damages \$ 190,000.	Unknown
35. <b>A</b>	to over Community Consumble Consumbl	rerpayment of Ground I pany recorded Annexa ro Sublessor RPW, Consumers Fee Interest vs, les recorded in violation re Lessor, Tenant, & R 178-011-01, and not Almoded CC&Rs 8/5/1980 are to Consumers or pre-5002. Subsequently it les without Notice to Phas a cross-complaint es HOA, et al. 30-2020-gnment of unexpired te		n, an  nd  yy. e on  cors  but  ound  bles  ach  and
_	No Yes. C	live specific information	CA COVID-19 Rent Relief Award10/27/2021, post petition tendered to Houser Bros Co. Ck No. 58066665 \$ 24,301.55.  Not property of the estate.	\$ 0.00
35.1	# Yes	,	Bank of America Cashier's Check [uncashed] tendered rent chk Houser Bros Co.  Not property of the estate. \$ 14,118.00	\$ 0.00
36.	Add the	e dollar value of all of you t 4. Write that number her	r entries from Part 4, including any entries for pages you have attached	\$ 16,700.00
D	G . C	riba Any Business Balated B	roperty You Own or Have an Interest In. List any real estate in Part 1.	
Part				page 6
Offici	al Form	106A/B	Schedule A/B: Property	Best Case Bankruptcy

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 19 of 64

Debto	1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
37. <b>Do</b>	you own or have any legal or equitable interest in any business-related	I property?		
■ N	o. Go to Part 6.			
ΠY	es. Go to line 38.			
Part 6:	Describe Any Farm- and Commercial Fishing-Related Property You O If you own or have an interest in farmland, list it in Part 1.	Own or Have an Interes	t in.	
46. <b>D</b> c	you own or have any legal or equitable interest in any farm- o	r commercial fishin	g-related property?	
•	No. Go to Part 7.			
	Yes. Go to line 47.			
Part 7:	Describe All Property You Own or Have an Interest in That You	Did Not List Above		
	b you have other property of any kind you did not already list? xamples: Season tickets, country club membership			
	No			
	Yes. Give specific information			
54. <b>A</b>	Add the dollar value of all of your entries from Part 7. Write tha	t number here		\$0.00
Part 8	List the Totals of Each Part of this Form			
55. <b>F</b>	Part 1: Total real estate, line 2			\$235,000.00
56. <b>F</b>	Part 2: Total vehicles, line 5	\$0.00		
57. <b>F</b>	Part 3: Total personal and household items, line 15	\$ 8,925.00		
58. <b>F</b>	Part 4: Total financial assets, line 36	\$ 16,700.00		
59. <b>F</b>	Part 5: Total business-related property, line 45	\$0.00		
60. <b>F</b>	Part 6: Total farm- and fishing-related property, line 52	\$0.00		
61. <b>F</b>	Part 7: Total other property not listed, line 54 +	\$0.00		
62. 1	Total personal property. Add lines 56 through 61	\$25,625.00	Copy personal property to	stal <b>\$25,625.00</b>
63. 1	Fotal of all property on Schedule A/B. Add line 55 + line 62			\$260,625.00

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Best Case Bankruptcy

#### Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 20 of 64

rmation to identify your	case:		
Jamie Lynn Galli	an		
First Name	Middle Name	Last Name	1
First Name	Middle Name	Last Name	
ankruptcy Court for the:	CENTRAL DISTRICT O	F CALIFORNIA-SANTA ANA DIVI	SION
8:21-bk-11710-ES			
0.2.1 5.1 11.10 20	,		■ Check if this
			amended fili
	Jamie Lynn Gallia First Name	First Name Middle Name  ankruptcy Court for the: CENTRAL DISTRICT O	Jamie Lynn Gallian       First Name     Middle Name     Last Name       First Name     Middle Name     Last Name       ankruptcy Court for the:     CENTRAL DISTRICT OF CALIFORNIA—SANTA ANA DIVI

Official Form 106C

## Schedule C: The Property You Claim as Exempt

4/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on Schedule A/B: Property (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of Part 2: Additional Page as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

Pa	irt 1: Identify the Property You Claim as E	xempt				
1.	Which set of exemptions are you claiming?	? Check one only, eve	n if yo	ur spouse is filing with you.		
	You are claiming state and federal nonban	kruptcy exemptions.	11 U.S	S.C. § 522(b)(3)		
	☐ You are claiming federal exemptions. 11 t	J.S.C. § 522(b)(2)				
2.	For any property you list on Schedule A/B	that you claim as exe	empt,	fill in the information below.		
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the Amount of the exemption you claim portion you own			Specific laws that allow exemption	
		Copy the value from Schedule A/B	Che	ck only one box for each exemption.		
	16222 Monterey Ln. Spc 376	\$235,000.00	•	\$600,000.00	C.C.P. § 704.730	
	Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from Schedule A/B: 1.1			100% of fair market value, up to any applicable statutory limit		
	Misc. household goods and furnishings	\$3,500.00		\$3,500.00	C.C.P. § 704.020	
	Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 6.1			100% of fair market value, up to any applicable statutory limit		
	waterford crystal set red and white	\$1,000.00	•	\$1,000.00	C.C.P. § 704.040	
	wine glasses Line from Schedule A/B: 6.2			100% of fair market value, up to any applicable statutory limit		

Official Form 106C

Schedule C: The Property You Claim as Exempt

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Best Case Bankruptcy

### Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 21 of 64

Debtor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Amo	ount of the exemption you claim	Specific laws that allow exemption
	Copy the value from Schedule A/B	Che	eck only one box for each exemption.	
Wall television, computer, printer and peripherals	\$500.00		\$500.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 7.1			100% of fair market value, up to any applicable statutory limit	
Lladro figurine collection (20)	\$1,900.00		\$1,900.00	C.C.P. § 704.040
Line from Schedule A/B: 8.1			100% of fair market value, up to any applicable statutory limit	
Misc. clothing Location: 16222 Monterey Lane,	\$1,000.00		\$1,000.00	C.C.P. § 704.020
Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 11.1			100% of fair market value, up to any applicable statutory limit	
Movado wrist watch (20 yrs. old);	\$1,000.00		\$1,000.00	C.C.P. § 704.040
costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 12.1			100% of fair market value, up to any applicable statutory limit	
5-year old Wired Terrier Dog	\$25.00		\$25.00	C.C.P. § 704.020
Line from Schedule A/B: 13.1			100% of fair market value, up to any applicable statutory limit	
EDD Debit account: Bank of America	\$3,793.00	-	\$3,793.00	C.C.P. § 704.225
Line Irom Schedule AVB. 11.1			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$1,407.00		\$1,407.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.2			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$381.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$2,219.00	C.C.P. § 704.225
the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00		\$7,400.00	C.C.P. § 704.115(a)(1) & (2), (b)
EING HOITI GONEGUIG FVD. & I. I			100% of fair market value, up to any applicable statutory limit	, ,

Official Form 106C

Schedule C: The Property You Claim as Exempt

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#### Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 22 of 64

btor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES		
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Amount of the exemption you claim		Specific laws that allow exemptio		
	Copy the value from Check only one box for each exemption. Schedule A/B					
IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00		\$7,400.00	11 U.S.C. § 522(b)(3)(C)		
Line from Schedule AVB. 21.1			100% of fair market value, up to any applicable statutory limit			
Personal Injury claim against	Unknown		\$195,000.00	C.C.P. § 704.140		
Huntington Beach Gables HOA; Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000. Line from Schedule A/B: 34.4		☐ 100% of fair market value, up to any applicable statutory limit				
Potential Victim Restitution Order Jesus Jasso, Jr, OCSC 19WM09951	Unknown	хх	\$73,000.00	C.C.P. § 704.140		
Line from Schedule A/B: 34.2			100% of fair market value, up to any applicable statutory limit	o		

3.	Are you claiming a homestead exemption of more than \$170,350?
	(Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment.)

Yes. Did you acquire the property covered by the exemption within 1,215 days before you filed this case?

Official Form 106C

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 23 of 64

Fill in this information to identify your case:							
Debtor JAMIE LYNN GALLIAN First Name Meddie Name Last Name							
Debtor 2 (Spouse If filing)	First Name	Middle Name	Lest Name				
United States Bankruptcy Court for the: Central District of California							
Case number (# known) 8:21-bk-11710-ES							

1. Do you have any executory contracts or unexpired leases?

Check if this is an amended filing

### Official Form 106G

## Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the additional page, fill it out, number the entries, and attach it to this page. On the top of any additional pages, write your name and case number (if known).

No. Check this box and file this form with the court with your other schedules. You have nothing else to report on this form.

	Yes. Fill in all of the information	tion belo	w even if the contracts or leases are	listed on Schedule A/B: Property (Official Form 106A/B).
2.	List separately each person of example, rent, vehicle lease, of unexpired leases.	r compa celi pho	any with whom you have the contra ne). See the instructions for this form	ct or lease. Then state what each contract or lease is for (for in the instruction booklet for more examples of executory contracts and
	Person or company with who	m you h	ave the contract or lease	State what the contract or lease is for
2.1	SUBLESSOR-1979 MAS	STER L	EASE-BS INVESTORS, LP	Unexpired term of 1979 GroundLease Parcel 1 & Parce 2, Tract 10542 Lot 1 and Lot 2, Unit 1,2,3,4.
	18201 VON KARMAN, S Number Street	STE.45	0	
	IRVINE C		92612	
2.2	SUBTENANT S4, A CA I	State	ZIP Code  D PARTNERSHIP	Tenant of Unexpired term of 1979 GroundLease Parcel 1 & Parcel 2, Tract 10542 Lot 1 and Lot 2, Unit 1,2,3,4.
	1001 DOVE STREET SU Number Street	JITE 23		
	NEWPORT BEACH C	A State	92660 ZIP Code	
2.3	Houser Bros Co dba Ra	ncho C	Del Rey Mobilehome Est.	Property Manager Rancho Del Rey Mobilehomes Tract 10542 Unit 1, 2, 3, 4
	17610 BEACH BLVD. S	TE. 32		
	HUNTINGTON BEAC C	State	92647 ZIP Code	
2.4			A RYAN; PATRICIA RYAN	1/1/2006 Lease Agreement Lot 376
	20949 LASSEN ST. #20 Number Street	8		
		CA State	91311 ZIP Code	AND THE STREET
2.5	HYUNDAI CAPITAL AM	IERICA		VEHICLE LEASE 2020 KIA SPORTAGE. EXPIRES DECEMBER 31, 2022.
	P.O. BOX 269011 Number Street			
	PLANO T	X State	75036 ZIP Code	

Schedule G: Executory Contracts and Unexpired Leases

page 1 of 2

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Units 1, 2, 3 and 4 of Lot 2 of the following:

All that certain land situated in the State of California, County of Orange, City of Huntington Beach, described as follows:

Proposed Tract No. 10542, being a subdivision of the following:

A portion of the northeast one quarter (1/4) of the northwest one quarter (1/4) of Section 20, Township 5 south, Range 11 west, in the Rancho Las Bolsa Chica, as shown on a map recorded in book 51, page 13 of Miscellaneous Maps, records of said Orange County, being described as follows:

Parcel 1 of a map filed in book 108, page 48 of Parcel Maps.

## NOTICE OF COMPLIANCE WITH CONDITIONS ON TRACT AUTHORIZATION FOR RELEASE FOR RECORDING

ro:	City Clerk		Date 4 15:55 1171	
FROM:	PLANNING DE James W. Pa	PARTMENT lia		
TRACT NO.		· N		
RECREATION Other:	& PARKS FEES	FAID 1 7.12	00	
			11280	
			(Signature)	

λ

2of2

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 $m_0$ FirstAm $^\circ$ **Recorded Document** 

The Recorded Document images are displayed in the subsequent pages for the following request:

State:

CA

County:

Orange

Document Type: Document - Year.DocID

Year:

1986

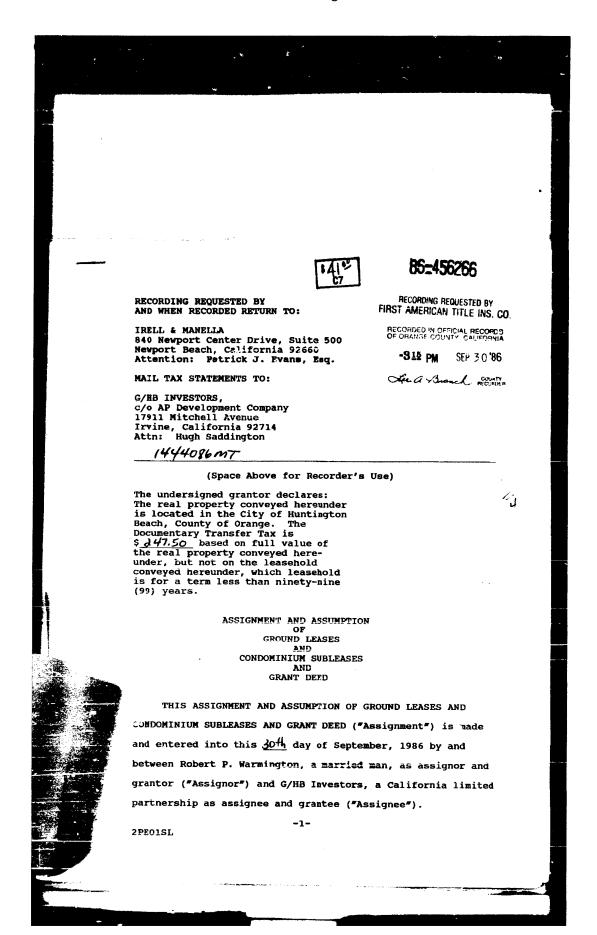
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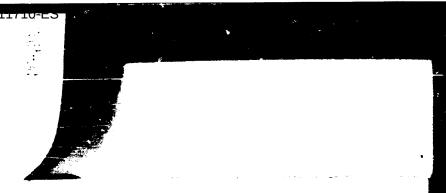
456266

### Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

10/04/2021



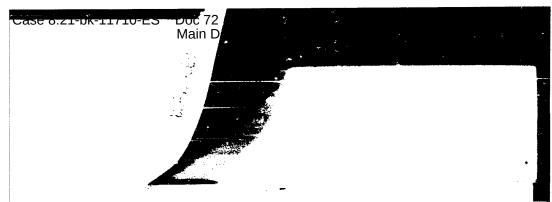


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- 1, 1980 more particularly described in Exhibit "B" attached hereto:
- The property leased under the Ground Leases and the Subleases is more particularly described as Parcels 1, 2, 5 and 6 of Exhibit "B" attached hereto;
- The Robert P. Warmington Company ("Company") owned the Condominium Project buildings and improvements and conveyed the Condominium Project buildings and improvements to the Tenants, for a term, with respect to each Tenant, ending on the expiration or earlier termination of the Tenant's Sublease, thereby retaining a remainder interest in a determinable fee estate with respect to the Condominium Project buildings and improvements (the "Remainder Interest"), which Remainder Interest is more particularly described as parcels 3 and 4 of Exhibit "B" attached hereto;
- Company conveyed the Remainder Interest to н. Assignor; and
- I. Assignor now desires to assign, transfer and convey all of his right, title and interest in and to the Ground Leases and Subleases (collectively the "Leases") and the Remainder Interest to Assignee and Assignee desires to assume all of Assignor's obligations under the Leases.

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-3-



## 86=456266

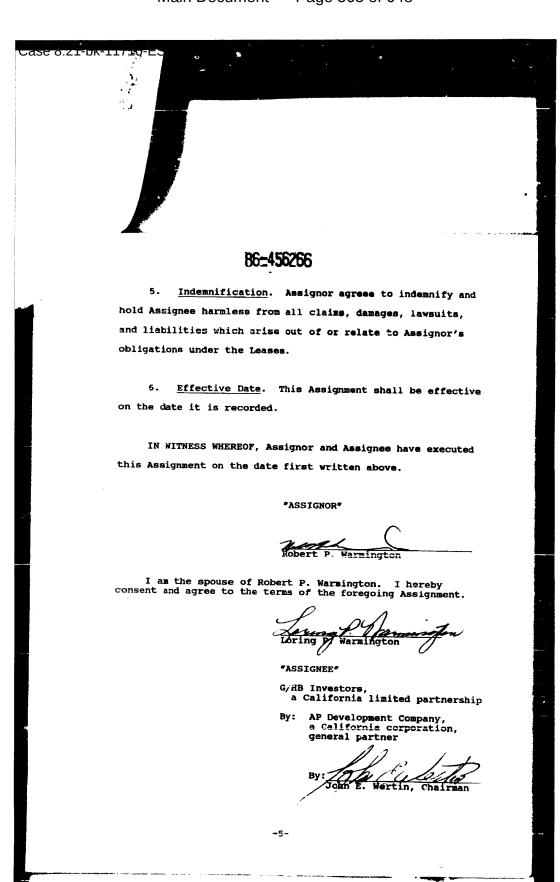
NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, Assignor and Assignee agree as follows:

#### AGREEMENT

- <u>Assignment</u>. Assignor hereby assigns, transfers, conveys and sets over to Assignee all of his right, title and interest in and to the Leases.
- 2. <u>Grant of Remainder Interest</u>. Assignor hereby grants, assigns, transfors and sets over to Assignee all of its right, title and interest in and to the Remainder Interest.
- 3. Quitclaim Grant. Assignor hereby remises, releases and forever quitclaims to Assignee all of his right, title and interest in and to the Houser Property, the Condominium Project, and any property or other rights defined in the Condominium Plan.
- 4. <u>Assumption</u>. Assignee hereby assumes and agrees to keep and perform all of Assignor's obligations under the Leases.

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-4-



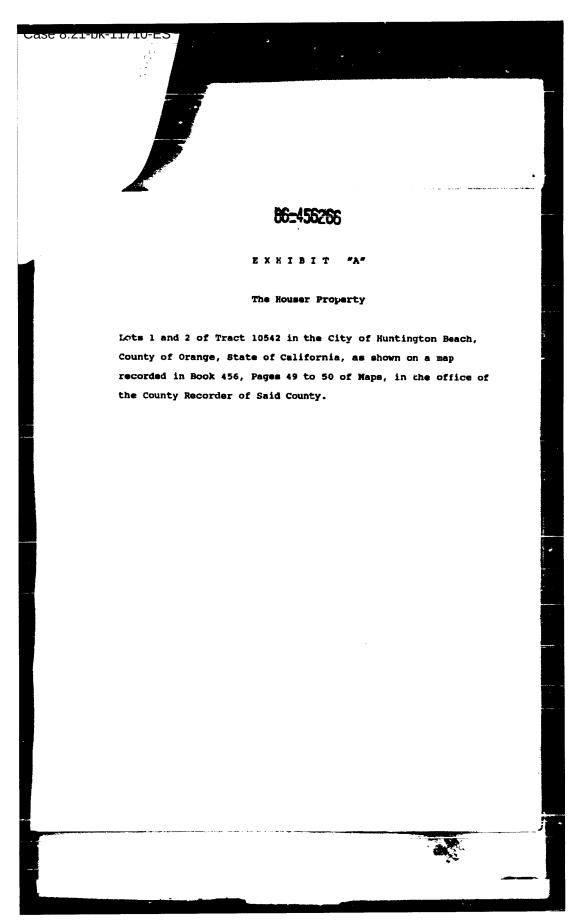
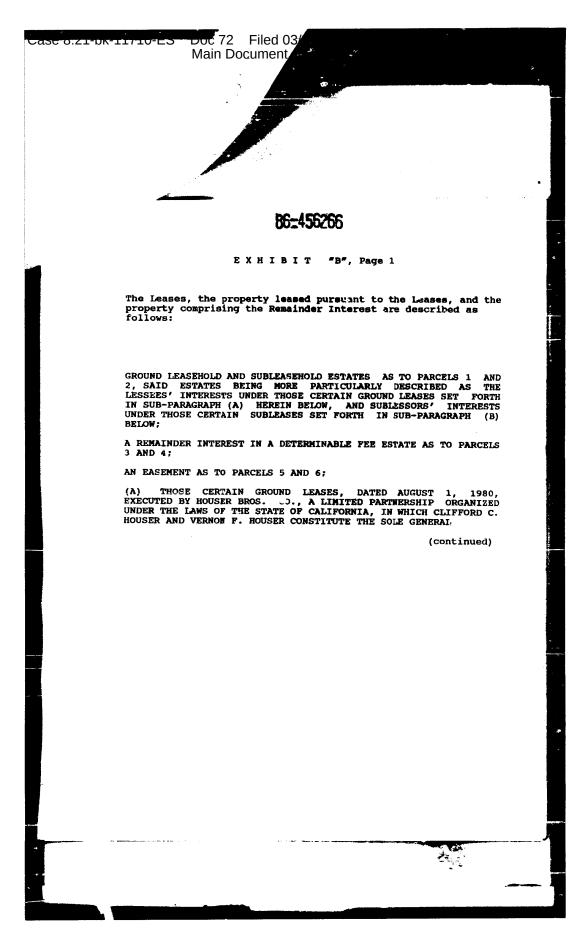
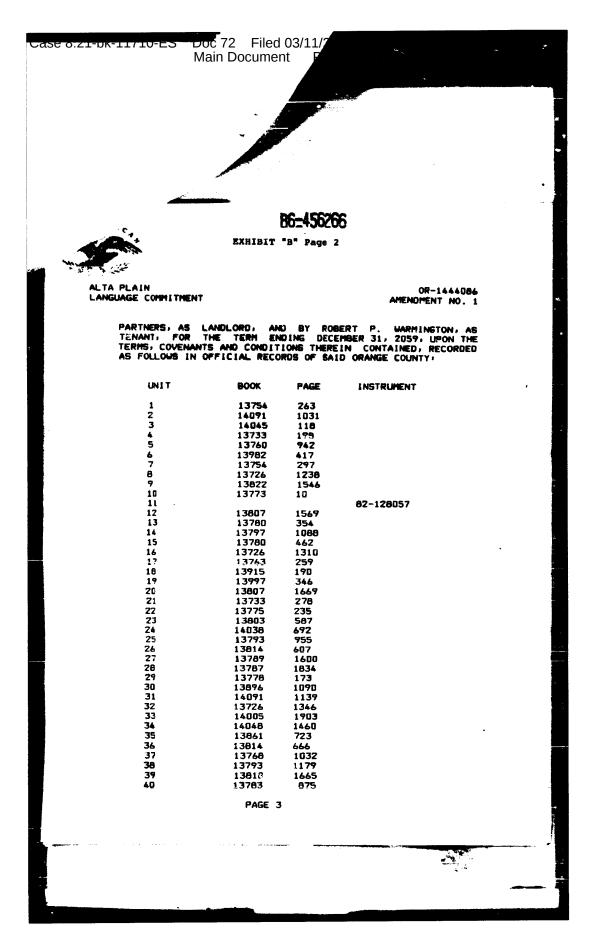
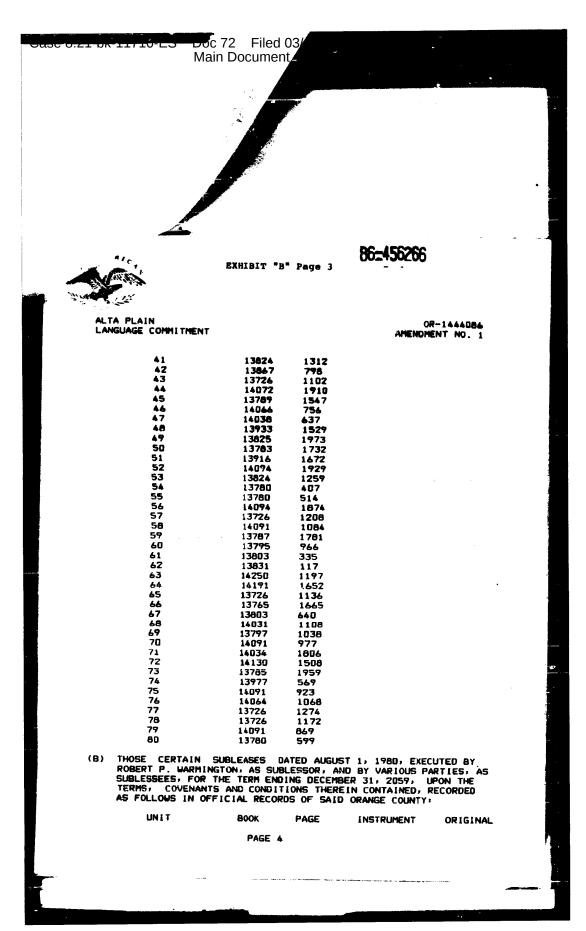


EXHIBIT 37, PAGE 784







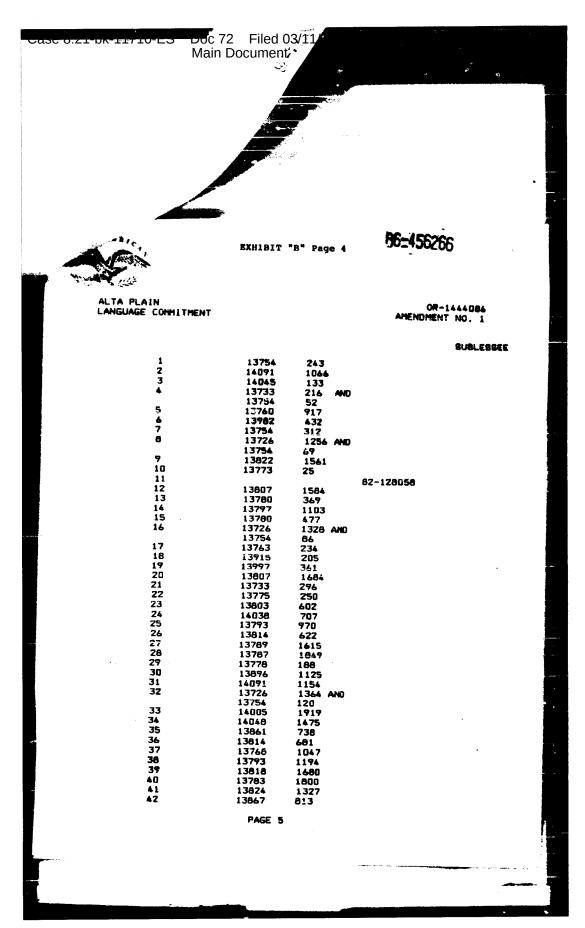
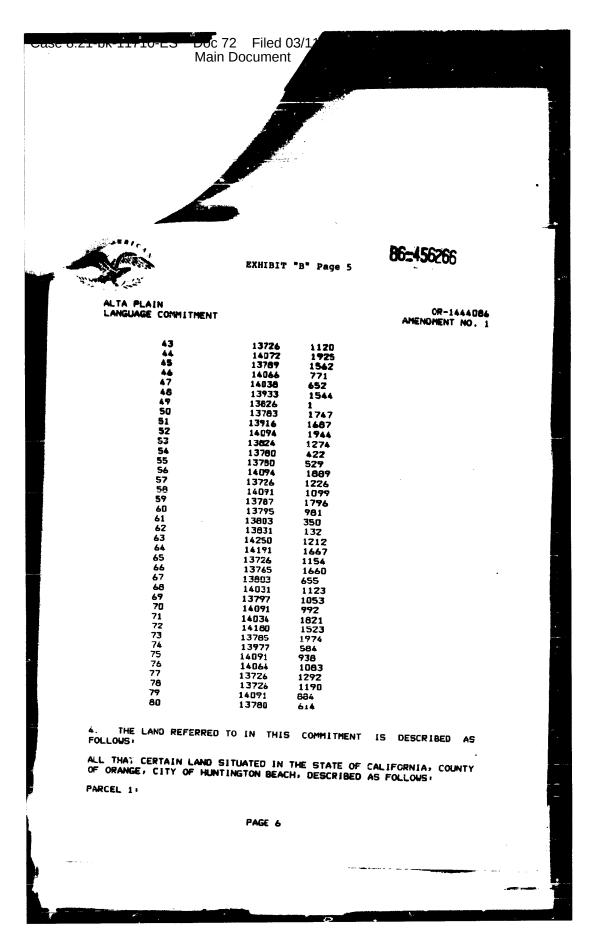
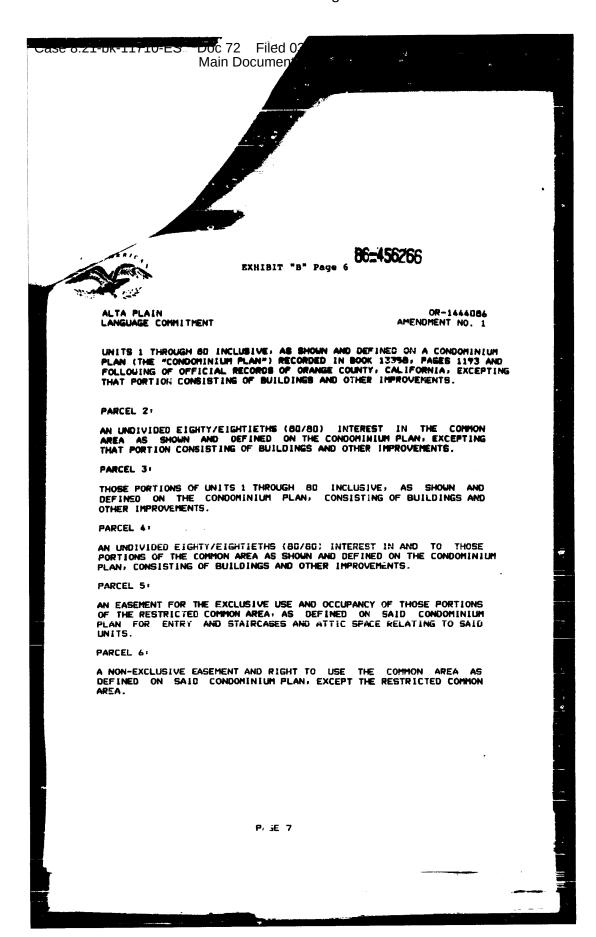
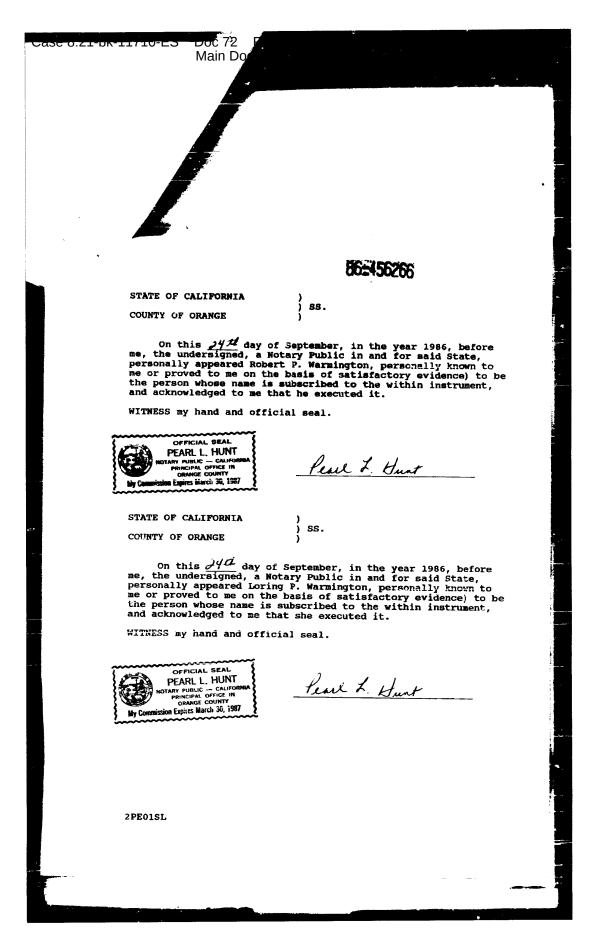
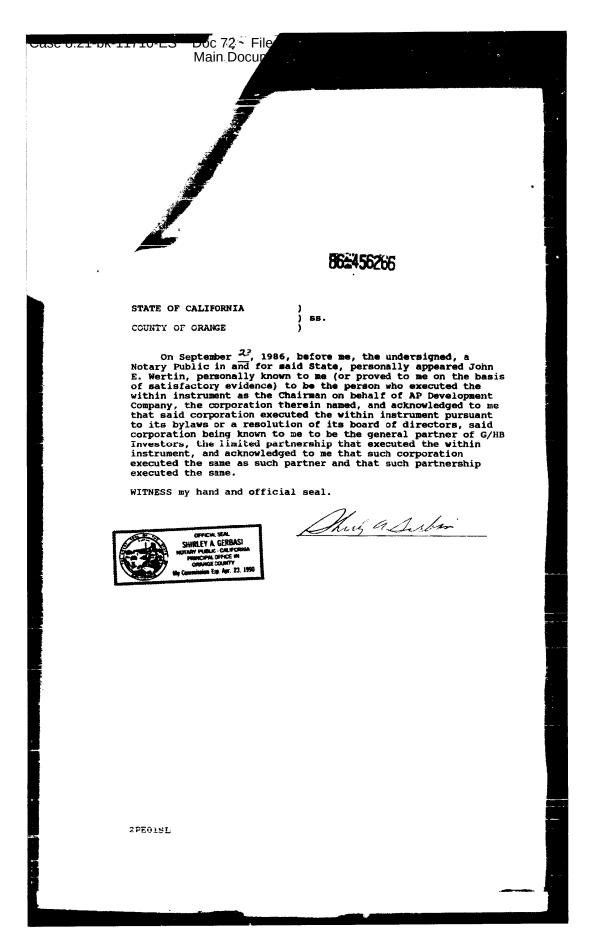


EXHIBIT 37, PAGE 788









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Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Main Document Page\_40 of 64 Fill in this information to identify your case: Debtor 1 JAMIE LYNN GALLIAN Debtor 2 (Spouse, if filing) First Name United States Bankruptcy Court for the: Central District of California Case number 8:21-bk-11710-ES Check if this is an amended filing Official Form 106H Schedule H: Your Codebtors 12/15 Codebtors are people or entities who are also liable for any debts you may have. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, copy the Additional Page, fill it out, and number the entries in the boxes on the left. Attach the Additional Page to this page. On the top of any Additional Pages, write your name and case number (if known). Answer every question. 1. Do you have any codebtors? (If you are filing a joint case, do not list either spouse as a codebtor.) ✓ No Yes 2. Within the last 8 years, have you lived in a community property state or territory? (Community property states and territories include Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, and Wisconsin.) Yes. Did your spouse, former spouse, or legal equivalent live with you at the time? ☐ No ☐ Yes. In which community state or territory did you live? California . Fill in the name and current address of that person. Ronald J. Pierpont spouse, or legal equivalent 4519 Ponderosa Way 92886 CA Yorba Linda ZIP Code 3. In Column 1, list all of your codebtors. Do not include your spouse as a codebtor if your spouse is filing with you. List the person shown in line 2 again as a codebtor only if that person is a guarantor or cosigner. Make sure you have listed the creditor on Schedule D (Official Form 106D), Schedule E/F (Official Form 106E/F), or Schedule G (Official Form 106G). Use Schedule D, Schedule E/F, or Schedule G to fill out Column 2. Column 2: The creditor to whom you owe the debt Column 1: Your codebtor Check all schedules that apply: 3.1 □ Schedule D, line 2.10.2.) [ Lisa Ryan Schedule E/F, line 4.8 20949 Lassen St. #208 Schedule G, line 2.4 CA 91311 Chatsworth 3.2 ☐ Schedule D, line 2.10, 2.11 Patricia Ryan Schedule E/F, line 4 10 20949 Lassen St. #208 Schedule G, line 2.4 91311 CA Chatsworth 3.3 ☐ Schedule D. line Name Schedule E/F, line \_ Schedule G, line \_\_\_\_ Number City State ZIP Code

page 1 of 1

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 41 of 64

Fill	in this information to identify your ca	ase:							
Del	otor 1 Jamie Lynn	Gallian			_				
	otor 2 Juse, if filing)				_				
Uni	ted States Bankruptcy Court for the	: CENTRAL DISTRICT ANA DIVISION	OF CALIFORNIA-S	ANTA	_				
Cas	se number 8:21-bk-11710-E	s	_			Check if this is:			
(If kr	nown)					An amende	•		
						A suppleme 13 income a		g postpetition on ollowing date:	chapter
0	fficial Form 106I					MM / DD/ Y	YYY		
	chedule I: Your Income second the complete and accurate as possible.								12/15
sup spo atta	plying correct information. If you use. If you are separated and you ch a separate sheet to this form.  Describe Employment	are married and not fili	ng jointly, and your : ith you, do not inclu	spouse i de infori	s living	with you, inclu about vour spo	ide intori use. If m	nation about y ore space is n	/our eeded,
1.	Fill in your employment information.		Debtor 1			Debtor 2	or non-f	iling spouse	
	If you have more than one job,	Employment status	☐ Employed	☐ Employed					
	attach a separate page with information about additional	Employment status	Not employed	☐ Not employed					
	employers.	Occupation	Flight Attendan	t					
	Include part-time, seasonal, or self-employed work.	Employer's name							
	Occupation may include student or homemaker, if it applies.	Employer's address							
		How long employed t	here?						
Pai	t 2: Give Details About Mor	nthly Income							
<b>Esti</b> spoi	mate monthly income as of the duse unless you are separated.	ate you file this form. If	you have nothing to re	eport for	any line	, write \$0 in the	space. In	clude your non-	-filing
If yo	ou or your non-filing spouse have mo e space, attach a separate sheet to	ore than one employer, co this form.	ombine the informatio	n for all e	employe	rs for that perso	n on the li	ines below. If yo	ou need
					Fo	or Debtor 1		btor 2 or ing spouse	
2.	List monthly gross wages, sala deductions). If not paid monthly,	ry, and commissions (b calculate what the month	efore all payroll ly wage would be.	2.	\$	0.00	\$	N/A	
3.	Estimate and list monthly overt	ime pay.		3.	+\$	0.00	+\$	N/A	
4.	Calculate gross Income. Add lin	ne 2 + line 3.		4.	\$	0.00	\$	N/A	

Official Form 106l Schedule I: Your Income page 1

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 42 of 64

Deb	tor 1	Jamie Lynn Gallian		С	ase n	umber (if known)	8	:21-bk-117	710-ES	
					For D	ebtor 1		For Debtor non-filing s		
	Cop	y line 4 here	4.		\$	0.00		\$	N/A	
5.	l iet	all payroll deductions:								
J.	5a.	Tax, Medicare, and Social Security deductions	5a		\$	0.00	9	\$	N/A	
	5b.	Mandatory contributions for retirement plans	5b		<u>\$</u> —	0.00		\$	N/A	Pro-
	5c.	Voluntary contributions for retirement plans	5c.		\$	0.00		\$	N/A	
	5d.	Required repayments of retirement fund loans	5d		\$	0.00	• (	\$	N/A	
	5e.	Insurance	5e		\$	0.00	• (	\$	N/A	
	5f.	Domestic support obligations	5f.		\$	0.00	. (	\$	N/A	_
	5g.	Union dues	5g		\$	0.00	•	\$	N/A	<u> </u>
	5h.	Other deductions. Specify:	5h	.+	\$	0.00	+ 5	\$	N/A	<u> </u>
6.		the payroll deductions. Add lines 5a+5b+5c+5d+5e+5f+5g+5h.	6.	;	\$	0.00	. (	\$	N/A	
7.		culate total monthly take-home pay. Subtract line 6 from line 4.	7.	:	\$	0.00		\$	N/A	
8.		all other income regularly received:  Net income from rental property and from operating a business, profession, or farm  Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total	8a		\$	0.00		¢	N/A	_
		monthly net income.	oa 8b		\$ 	0.00	. ;	¢	N/A	
	8b. 8c.	Interest and dividends Family support payments that you, a non-filing spouse, or a dependent regularly receive Include alimony, spousal support, child support, maintenance, divorce settlement, and property settlement.	8c.		\$	0.00		\$	N/A	<u> </u>
	8d.	Unemployment compensation	8d		\$	1,005.26	-	\$	N/A	
	8e.	Social Security	8e		\$	0.00	. :	\$	N/A	
	8f. 8g.	Other government assistance that you regularly receive Include cash assistance and the value (if known) of any non-cash assistance that you receive, such as food stamps (benefits under the Supplemental Nutrition Assistance Program) or housing subsidies.  Specify: Temporary Covid-19 FAC payment  Pension or retirement income	8f. 8g		\$ 	1,200.00 0.00	• •	\$ \$	N/A N/A	<u> </u>
	8h.	Other monthly income. Specify:	_ 8h	.+	\$	0.00	. + :	\$	N/A	<u> </u>
9.	Add	d all other income. Add lines 8a+8b+8c+8d+8e+8f+8g+8h.	9.	\$		2,205.26		\$	N/	A
40	0-1	what would be income. Add line 7 + line 0	10.	\$	2	.205.26 + \$		N/A	= \$	2.205.26
10.		culate monthly income. Add line 7 + line 9.  I the entries in line 10 for Debtor 1 and Debtor 2 or non-filing spouse.		Ť		,203.20				_,
11.	Incl othe Do	te all other regular contributions to the expenses that you list in Schedule ude contributions from an unmarried partner, members of your household, your er friends or relatives.  not include any amounts already included in lines 2-10 or amounts that are not cify:	depe						e J. +\$	0.00
12.	Add Writ	I the amount in the last column of line 10 to the amount in line 11. The restet that amount on the Summary of Schedules and Statistical Summary of Certailies	ult is in Lia	the biliti	comb ies ar	pined monthly ad Related <i>Da</i>	inco ta, if	ome. it 12.	<b>s</b>	2,205.26
			^						Combi	ined ily income
13.	Do	you expect an increase or decrease within the year after you file this form No.	•							
		Yes. Explain:								

Schedule I: Your Income page 2

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 43 of 64

Fill in this information to identify your case:					
Debtor 1 JAMIE LYNN GALLIAN First Name Last Name Last Name					
Debtor 2 (Spouse, if filing)	First Name	Middle Name	Last Namo		
United States E	Bankruptcy Court for the: Ce	entral District of Cali	fornia		
Case number	8:21-bk-11710-ES				

Check if this is an amended filing

### Official Form 106Dec

### **Declaration About an Individual Debtor's Schedules**

12/15

If two married people are filing together, both are equally responsible for supplying correct information.

You must file this form whenever you file bankruptcy schedules or amended schedules. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Sign Below	
Did you pay or agree to pay someone who is NOT an a	attorney to help you fill out bankruptcy forms?
<b>☑</b> No	
Yes. Name of person	. Attach Bankruptcy Petition Preparer's Notice, Declaration, and
	Signature (Official Form 119).
Under penalty of perjury, I declare that I have read the that they are true and correct.	e summary and schedules filed with this declaration and
* January Ellini	×
Signature of Debtor 1	Signature of Debtor 2
Date 3/9/2022 MM / DD / YYYY	Date MM/ DD / YYYY

Declaration About an Individual Debtor's Schedules

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 44 of 64

Fill i	n this inforn	nation to identify you	ır case:			
Deb	tor 1	Jamie Lynn Gal	lian Middle Name	Last Name		
	tor 2					
	ise if, filing)	First Name	Middle Name	Last Name	DIV (10101)	
Unite	ed States Bai	nkruptcy Court for the	: CENTRAL DISTRICT OF	CALIFORNIA-SANTA ANA	DIVISION	
Case (if kno		3:21-bk-11710-ES			<del>-</del>	Check if this is an amended filing
Off Sta	icial Fo	rm 107 of Financial	Affairs for Individ	duals Filing for B	ankruptcy	4/19
Be a	s complete a mation. If m	nd accurate as noss	sible. If two married people a l, attach a separate sheet to	re filing together, both are	equally responsible for sup	plying correct ur name and case
Part	Give D	etails About Your M	arital Status and Where You	Lived Before		
1.	What is you	r current marital stat	us?			
	☐ Married					
	■ Not mar	ried				
2.	During the la	ast 3 years, have you	lived anywhere other than	where you live now?		
	□ No					
	Yes. Lis	t all of the places you	lived in the last 3 years. Do no	ot include where you live now	I.	
	Debtor 1 Pr	ior Address:	Dates Debtor 1 lived there	Debtor 2 Prior Ad	ldress:	Dates Debtor 2 lived there
	_	Beach, CA 92649	From-To: 11/2009 to 9/10/20	Same as Debtor		☐ Same as Debtor 1 From-To:
	5782 Pinon Huntington	Beach, CA 92649	9/11/2018 to 11/3	0/2018		
state	s and territon —	ast 8 years, did you e les include Arizona, C	ever live with a spouse or leg alifornia, Idaho, Louisiana, Ne	jal equivalent in a commun vada, New Mexico, Puerto R	ity property state or territor ico, Texas, Washington and V	y? (Community property Visconsin.)
	☐ No ■ Yes. Ma	ake sure you fill out So	chedule H: Your Codebtors (Of	fficial Form 106H).		
Part	2 Explai	n the Sources of Yo	ur Income			
	Fill in the total	al amount of income you	mployment or from operating ou received from all jobs and a u have income that you receive	all businesses, including part	-time activities.	ndar years?
	□ No					
	Yes. Fil	I in the details.				
			Debtor 1	One as to a serie	Debtor 2	Gross income
			Sources of income Check all that apply.	Gross income (before deductions and exclusions)	Sources of income Check all that apply.	(before deductions and exclusions)
	last calenda nuary 1 to De	r year: ecember 31, 2020 )	■ Wages, commissions, bonuses, tips	\$1,408.00	☐ Wages, commissions, bonuses, tips	
			☐ Operating a business		Operating a business	
	al Form 107			airs for Individuals Filing for B	ankruptcy	page 1
Softwa	are Copyright (c) 1	1996-2021 Best Case, LLC - 1	www.bestcase.com			Best Case Bankruptcy

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 45 of 64

De	Debtor 1 Jamie Lynn Gallian			Case number (if known) 8:21-bk-11710-ES				
				Debtor 1		Debtor 2		
				Sources of income Check all that apply.	Gross income (before deductions and exclusions)	Sources of inc Check all that a		Gross income (before deductions and exclusions)
		dar year bef December 3		■ Wages, commissions, bonuses, tips	\$3,375.00	☐ Wages, combonuses, tips	ımissions,	
				☐ Operating a business		☐ Operating a	business	
5.	Include inc and other winnings.	come regard public benef If you are fili	less of wheth it payments; ng a joint cas	e during this year or the two er that income is taxable. Exa pensions; rental income; inter- ie and you have income that y ome from each source separat	amples of o <i>ther income</i> are a est; dividends; money collec- ou received together, list it o	allimony; child supported from lawsuits; only once under Do	royaities; an ebtor 1.	ecurity, unemployment, id gambling and lottery
	□ No	300.00 a	g		•			
	_ ``	Fill in the de	tails.					
				Debtor 1 Sources of income Describe below.	Gross income from each source (before deductions and exclusions)	Debtor 2 Sources of inc Describe below		Gross income (before deductions and exclusions)
		/ 1 of currer filed for ban		Unemployment	\$11,000.00			
	or last caler anuary 1 to	dar year: December	31, 2020 )	Unemployment	\$21,227.00			
	or last calen anuary 1 to	dar year: December :	31, 2018)	Retirement Income- Withdrawal from 401k	\$31,922.58			
P	art 3: Lis	t Certain Pa	yments You	Made Before You Filed for	Bankruptcy			
6.	Are eithe □ No.	Neither De	btor 1 nor D	's debts primarily consumer bebtor 2 has primarily consu personal, family, or househol	ımer debts. Consumer debt	's are defined in 11	U.S.C. § 10	01(8) as "incurred by an
		During the	Go to line 7					
		☐ Yes	paid that cr	each creditor to whom you pai editor. Do not include paymen payments to an attorney for the	nts for domestic support oblig nis bankruptcy case.	gations, such as cl	hild support a	and alimony. Also, do
			to adjustmen	t on 4/01/22 and every 3 years	s after that for cases filed on	or after the date of	of adjustmen	t.
	■ Yes.	Debtor 1 of During the	or Debtor 2 o 90 days befo	or both have primarily consure you filed for bankruptcy, di	imer debts. d you pay any creditor a tota	al of \$600 or more	?	
		■ No.	Go to line 7					
		□ <sub>Yes</sub>	include pay	each creditor to whom you pai vments for domestic support o · this bankruptcy case.	d a total of \$600 or more and bligations, such as child sup	d the total amount port and alimony.	you paid tha Also, do not	at creditor. Do not include payments to an
	Creditor	's Name and	d Address	Dates of payme	nt Total amount paid	Amount you still owe	Was this	payment for

Statement of Financial Affairs for Individuals Filing for Bankruptcy

page 2

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Official Form 107

De	btor 1	Jamie Lynn Gallian		Cas	se number (if known)	8:21-bk-11710-ES
7.	Inside	n 1 year before you filed for bankrup ers include your relatives; any general p ich you are an officer, director, person i iness you operate as a sole proprietor. ny.	eartners; relatives of any gene on control, or owner of 20% or	eral partners; partners more of their votine	erships of which yo a securities: and a	iu are a general partner; corporations ny managing agent, including one for
		No				
		Yes. List all payments to an insider.				
		der's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment
В.	inside	n 1 year before you filed for bankrup er? de payments on debts guaranteed or co		ments or transfer a	any property on a	ccount of a debt that benefited an
		No				
		Yes. List all payments to an insider				
	_	der's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment Include creditor's name
Pa	rt 4:	Identify Legal Actions, Repossession	ons, and Foreclosures			
9.	List al	n 1 year before you filed for bankrup Il such matters, including personal injur ications, and contract disputes.	tcy, were you a party in any y cases, small claims actions	y lawsuit, court ac , divorces, collectio	tion, or administr n suits, patemity a	ative proceeding? ctions, support or custody
	<b>.</b>	Al-				
	=	No				
		Yes. Fill in the details.				<b>6.</b> 4 <b>6.1 </b>
	Case	e title e number	Nature of the case	Court or agency		Status of the case
		ser Bros. Co. dba Rancho Del	Unlawful Detainer filed 1/2/2019	Orange County Court	Superior	Pending
		Mobilehome Estates vs. nie Lynn Gallian	regarding Lot 376.	700 W. Civic C	enter Dr.	On appeal
		2019-01041423-CI-UD-CJC	Tract 10542, Unit 4, Unexpired term of 80 yr. Ground Leasehold recorded APN 178-011-01	West Santa Ana, CA	92701	☐ Concluded
		Jabla Niabaltana Hamiliana	Cusas samulaint	Orange County	(Superior	<b>=</b>
		dall L. Nickell vs. Huntington ch Gables HOA, et. al.	Cross complaint contained in this	Court	Juperior	■ Pending
		2020-01163055-CU-OR-CJC	action by Huntington Beach Gables HOA.			☐ On appeal ☐ Concluded
			Unencumbered sale to bona fide purchaser for value 10/31/2018 of 4476 Alderport Unit 53; APN 178-771-03, Und. Int. Tract 10542 Lot 1 & 2, Gables subd. Randall Nickell.			Debtor is a cross defendant
	Est	ate of Charles James	Petition to	Orange Count	y Superior	XX Pending
		dley, Jr. 2017-00915711	determine heirship; Claim to Property	Court 700 Civic Cent Santa Ana, CA		

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

page 3

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Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 47 of 64

Deb	otor 1 Jamie Lynn Gallian		Case number (if k	mown) 8:21-bk-1171	0-ES
	Case title Case number	Nature of the case	Court or agency	Status of the o	case
	Huntington Beach Gables HOA vs.	Collections	Orange County Superior	☐ Pending	
	Sandra Bradley, et. al.		Court	On appeal	
	30-2017-00913985		700 Civic Center Dr. West Santa Ana, CA 92701	■ Concluded	
				post judgme actions	nt collections
	Huntington Beach Gables HOA vs.	Collections	Orange County Superior	☐ Pending	
	Jamie Gallian		Court 700 Civic Center Dr. West	On appeal	
	30-2017-00962999-CU-HR-CJC		Santa Ana, CA 92701	Concluded	
	Jamie Lynn Gaillan vs. Jesus	Personal injury	Orange County Superior	■ Pending	
	Jasso, et. al.		Court	☐ On appeal	
	30-2020-01153679		700 Civic Center Dr. West Santa Ana, CA 92701	☐ Concluded	
10.	Within 1 year before you filed for bankrupt Check all that apply and fill in the details below	cy, was any of your prope v.	erty repossessed, foreclosed, g	arnished, attached, s	eized, or levied?
	■ No. Go to line 11.  ☐ Yes, Fill in the information below.				
	Creditor Name and Address	Describe the Property		Date	Value of the
	Cleditor Name and Address	Explain what happened	4		property
		•			
11.	Within 90 days before you filed for bankrul accounts or refuse to make a payment bec	otcy, did any creditor, inc ause you owed a debt?	luding a bank or financial instit	tution, set off any amo	ounts from your
	Yes. Fill in the details.				
	Creditor Name and Address	Describe the action the		Date action was taken	Amount
12.	Within 1 year before you filed for bankrupt court-appointed receiver, a custodian, or a	cy, was any of your prope nother official?	erty in the possession of an as	signee for the benefit	of creditors, a
	■ No				
	☐ Yes				
	t 5: List Certain Gifts and Contributions			- #600	
13.	Within 2 years before you filed for bankrup	otcy, did you give any giπ	s with a total value of more tha	n \$600 per person?	
	<ul><li>No</li><li>Yes. Fill in the details for each gift.</li></ul>				
	Gifts with a total value of more than \$600	Describe the gifts		Dates you gave	Value
	per person	2000		the gifts	
	Person to Whom You Gave the Gift and Address:				
14.	Within 2 years before you filed for bankrup	otcy, did you give any gift	s or contributions with a total v	alue of more than \$6	00 to any charity?
	No Yes. Fill in the details for each gift or cor	ntribution.			
	Gifts or contributions to charities that tot			Dates you contributed	Value
	more than \$600 Charity's Name Address (Number, Street, City, State and ZIP Code)			Collinated	
	· · · · · · · · · · · · · · · · · · ·				
Offic	sial Form 107 State	ment of Financial Affairs for I	Individuals Filing for Bankruptcy		page 4

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Debtor 1	Jamie Lynn Gallian		Case number (# )	(nown) 8:21-bk-1	1710-ES
Part 6:	List Certain Losses				
	nin 1 year before you filed for bar ambling?	nkruptcy or since you filed for bankruptcy, (	did you lose anythi	ng because of the	eft, fire, other disaste
	No Yes. Fill in the details.				
	scribe the property you lost and v the loss occurred	Describe any insurance coverage for the include the amount that insurance has painsurance claims on line 33 of Schedule A	aid. List pending	Date of your loss	Value of property los
Part 7:	List Certain Payments or Trans	sfers			
cons	sulted about seeking bankruptcy	nkruptcy, did you or anyone else acting on y or preparing a bankruptcy petition? ion preparers, or credit counseling agencies for			erty to anyone you
■□	No Yes. Fill in the details.				
Add Em	son Who Was Paid dress all or website address son Who Made the Payment, if N	Description and value of any p transferred		Date payment or transfer was made	Amount of payment
7. With	nin 1 year before you filed for bar	nkruptcy, did you or anyone else acting on y creditors or to make payments to your cred		transfer any prope	erty to anyone who
<b>=</b>	No Yes. Fill in the details.				
	son Who Was Paid dress	Description and value of any p transferred		Date payment or transfer was made	Amount of payment
tran: Inclu	sferred in the ordinary course of	ankruptcy, did you sell, trade, or otherwise to your business or financial affairs? sfers made as security (such as the granting of e already listed on this statement.			
	Yes. Fill in the details.				
Add	son Who Received Transfer dress	Description and value of property transferred		y property or ceived or debts ange	Date transfer was made
Jar Cas 525	son's relationship to you nes H. Casello sello & Lincoln 5 Cabrillo Park Dr. Ste. 104 nta Ana, CA 92701	\$43,000 legal fees	Legal servi	ices	multiple: 2019 to 2020
303	chael T. Chulak & Assoc. 143 Canwood St. Ste. 203 oura Hills, CA 91301	\$8,700	Legal servi	ices	2018 to 2019
No	ne				
917	chael S. Devereux, Esq. '1 Wilshire Blvd. Ste. 500 verly Hills, CA 90210	\$5,000	legal servi	ces	2018 to 2019
No	ne				
fficial For	m 107	Statement of Financial Affairs for Individuals Fili	ing for Bankruptcy		page

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Deb	tor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES	
	Person Who Received Transfer Address	Description and property transfe		Describe any prop payments receive paid in exchange		nsfer was
	Person's relationship to you			paid iii oxolialigo		
	Steven A. Fink, Esq 13 Corporate Plaza Dr. Ste. 150 Newport Beach, CA 92660	\$30,000		legal services	<b>2019 t</b> o	2020
	None					
	David R. Flyer, Esq. 4120 Birch St. Ste. 101 Newport Beach, CA 92660	\$17,000		Legal services	2018 to	2019
	Sherry A. Garrels, Esq. 12660 Brookhurst St. #103 Garden Grove, CA 92740	\$ 5,000.00		Legal Services	2020-20	21
	Within 10 years before you filed for bankru beneficiary? (These are often called asset-page)		any property to	a self-settled trust or si	milar device of which y	ou are a
	■ No					
	Yes. Fill in the details.					
	Name of trust	Description and	d value of the pr	operty transferred	Date Tra made	insfer was
	8: List of Certain Financial Accounts, I					
	Within 1 year before you filed for bankrupt sold, moved, or transferred? Include checking, savings, money market, houses, pension funds, cooperatives, asso	or other financial acco	ounts; certificate	es of deposit; shares in l		
	■ No					
	Yes. Fill in the details.					
	Name of Financial Institution and Address (Number, Street, City, State and ZIP Code)	Last 4 digits of account number	Type of acc instrument	ount or Date accou closed, sol moved, or transferred	d, before	st balance closing or transfer
	Do you now have, or did you have within 1 cash, or other valuables?	year before you filed f	or bankruptcy,	any safe deposit box or	other depository for se	ecurities,
	■ No					
	Yes. Fill in the details.					
	Name of Financial Institution Address (Number, Street, City, State and ZIP Code)	Who else had a Address (Number State and ZIP Code)		Describe the contents	Do yo have i	
2.	Have you stored property in a storage unit		ur home within	1 year before you filed f	or bankruptcy?	
	_					
	No					
	Yes. Fill in the details.				_	
	Name of Storage Facility Address (Number, Street, City, State and ZIP Code)	Who else has o to it? Address (Number State and ZIP Code)		Describe the contents	Do yo have i	

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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De	btor 1	Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
Pa	rt 9:	Identify Property You Hold or Control for S	Someone Else		
23.		rou hold or control any property that someonomeone.	ne else owns? Include any proper	ty you borrowed from,	are storing for, or hold in trust
	•	No			
		Yes. Fill in the details.			
		ner's Name dress (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP Code)	Describe the property	v Value
Pa	rt 10:	Give Details About Environmental Informa	tion		
For	the p	urpose of Part 10, the following definitions	apply:		
	toxi	ironmental law means any federal, state, or l c substances, wastes, or material into the ai llations controlling the cleanup of these sub	r, land, soil, surface water, ground	ning pollution, contami dwater, or other mediu	nation, releases of hazardous or m, including statutes or
	to o	means any location, facility, or property as www., operate, or utilize it, including disposal s	sites.		
		ardous material means anything an environr ardous material, pollutant, contaminant, or s		waste, hazardous sub	stance, toxic substance,
Rep	ort a	ll notices, releases, and proceedings that yo	u know about, regardless of wher	they occurred.	
24.	Has	any governmental unit notified you that you	may be liable or potentially liable	under or in violation o	f an environmental law?
		No Yes. Fill in the details.			
		ne of site dress (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental lav know it	v, if you Date of notice
25.	Have	e you notified any governmental unit of any	release of hazardous material?		
		No			
		Yes. Fill in the details.			
		ne of site dress (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental lav know it	y, if you Date of notice
26.	Have	e you been a party in any judicial or adminis	trative proceeding under any envi	ronmental law? Includ	e settlements and orders.
		No			
		Yes. Fill in the details.			
		se Title se Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Nature of the case	Status of the case
Pa	rt 11:	Give Details About Your Business or Con	nections to Any Business		
_		nin 4 years before you filed for bankruptcy, o		y of the following con	nections to any business?
	*****	☐ A sole proprietor or self-employed in a to			
		■ A member of a limited liability company	(LLC) or limited liability partnersh	ip (LLP)	
		☐ A partner in a partnership	` ,		
		☐ An officer, director, or managing executi	ve of a corporation		
		☐ An owner of at least 5% of the voting or	•		
			- 4 A		

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Debto	or 1 Jamie Lynn Gallian	Case number (if known) 8:21-bk-11710-ES			
_	No. None of the above applies. Go to	o Part 12.			
_		fill in the details below for each business.			
7	Business Name Address	Describe the nature of the business	Employer Ident	tification number Social Security number or ITIN.	
(	Number, Street, City, State and ZIP Code)	Name of accountant or bookkeeper	Dates business	existed	
	J-Sandcastle Co., LLC 16222 Monterey Lane #376	Residential Management		2453659	
	Huntington Beach, CA 92649		From-To 10/1	9/2018- 11/22/2021	
	J-Pad, LLC	Residential Management.	EIN:		
	21742 Anza Ave. Forrance, CA 90503		From-To 2/9/	2018-11/22/2021	
1	Name Address	Date Issued			
	Number, Street, City, State and ZIP Code)				
vith a 18 U.S Jami	ie and correct. Lunderstand that making	Financial Affairs and any attachments, and a false statement, concealing property, coto \$250,000, or imprisonment for up to 20  Signature of Debtor 2	or obtaining money o	nalty of perjury that the answers or property by fraud in connection	
Date	3/9/2022	Date			
Did yo ■ Yes □ No		ment of Financial Affairs for Individuals F	iling for Bankruptcy	(Official Form 107)?	
Did yo	ou pay or agree to pay someone who is r	not an attorney to help you fill out bankru	ptcy forms?		
	s. Name of Person Attach the Bank	kruptcy Petition Preparer's Notice, Declaratio	n, and Signature (Offi	icial Form 119).	

Statement of Financial Affairs for Individuals Filing for Bankruptcy

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Official Form 107

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Fill in this inform	nation to identify your case:		
Debtor 1	Jamie Lynn Gallian	Lort Nome	
Debtor 2	First Name Middle Name	Last Name	
(Spouse if, filing)	First Name Middle Name	Last Name	
United States Bar	nkruptcy Court for the: CENTRAL DIST	RICT OF CALIFORNIA-SANTA ANA DIVISION	
	3:21-bk-11710-ES		_
(if known)			Check if this is an amended filing
			· ·
Official Fo	rm 108		
Statemen	nt of Intention for Indi	<u>viduals Filing Under Chapter</u>	r <b>7</b> 12/15
e	idual Silian under abenter 7 ven must f	III out this form if:	
	vidual filing under chapter 7, you must f e claims secured by your property, or	in out this form it.	
_	ed personal property and the lease has	not expired.	
ou must file this	form with the court within 30 days afte	r you file your bankruptcy petition or by the date set	for the meeting of creditors,
whicher on the f		he time for cause. You must also send copies to the	creditors and lessors you list
f two married ne	onle are filing together in a joint case, h	oth are equally responsible for supplying correct info	ormation. Both debtors must
	d date the form.	our and equally recognized to company and comment	
Be as complete a	and accurate as possible. If more space	is needed, attach a separate sheet to this form. On th	e top of any additional pages,
	our name and case number (if known).		
Part 1: List Yo	our Creditors Who Have Secured Claims		
			Official Form 105D) fill in the
information be		D: Creditors Who Have Claims Secured by Property (	Omeiai Form 100D), fill in the
Identify the cre	ditor and the property that is collateral	What do you intend to do with the property that secures a debt?	Did you claim the property as exempt on Schedule C?
		Secures a depti	as exempt on conceans a
Creditor's	Orange County Tax Assessor	☐ Surrender the property.	□No
name:	Orange County Tax Assessor	Retain the property and redeem it.	2110
Description of	40000 Marstania I a Sma 276	☐ Retain the property and enter into a	■ Yes
Description of property	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649	Reaffirmation Agreement.	
securing debt:	Orange County	■ Retain the property and [explain]:	
0000.11.19 0001.	APN: 891-569-62; 2014 Skyline		
	Custom Villa Manufactured Home. Decal No. LBM1081.		
	Serial Number AC7V710394GB		
	56'x15'2"; Serial Number	Pay as Agreed	
	AC7V710394GA 60'x15'2".	i dy do Agreed	
Creditor's	People of the State of California	Surrender the property.	□ No
name:	•	Retain the property and redeem it.	_
Description of	16222 Monterey Ln. Spc 376	Retain the property and enter into a	Yes
23001191101101	Huntington Beach, CA 92649	Reaffirmation Agreement.	
	Orange County		
	APN: 891-569-62; 2014 Skyline		
	Custom Villa Manufactured Home, Decal No. LBM1081.		
	Home. Decai No. LDM1001.		
Official Form 108	Statement of I	ntention for Individuals Filing Under Chapter 7	page 1 <i>0</i> F

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Official Form 108

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 53 of 64

property S	ynn Gallian	Case number (if know	m) 8:21-bk-11710-ES
securing debt: 5	serial Number AC7V710394GB 6'x15'2"; Serial Number C7V710394GA 60'x15'2".	■ Retain the property and [explain]:  Lien To Be Avoided By 522(f) or Other N	leans
Creditor's	BS Investors, LP; S 4, LP	☐ Surrender the property.	□No
name:		Retain the property and redeem it.	
Description of 1	6222 Monterey Ln. Spc 376	☐ Retain the property and enter into a Reaffirmation Agreement.	■ Yes
	luntington Beach, CA 92649	Retain the property and [explain]:	
securing debt:	Orange County RPN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB	a round of populy and justice.	
5	66'x15'2"; Serial Number AC7V710394GA 60'x15'2".	Lien to be avoided by 522(f) or other means	
Describe your unes Lessor's name:	xpired personal property leases BS Investors, LP; S4, LP; Houser Bros. Co. dba Rancho Property Manager	Del Rey Mobilehome Estates,	Will the lease be assumed? ☐ No ■ Yes
		yr. Ground leasehold;	
Description of leased Property:	Patricia Rvan Lot 376 location	ment Laura Ryan (Deceased); Lisa Ryan, n of New 2014 Skyline Custom Villa s, delivery, construction pursuant to H&S	
Property:	Patricia Ryan Lot 376 location manufactured home purchase	ment Laura Ryan (Deceased); Lisa Ryan, n of New 2014 Skyline Custom Villa	□ No
	Patricia Ryan Lot 376 location manufactured home purchase §18551. Hyundai Capital America	ment Laura Ryan (Deceased); Lisa Ryan, n of New 2014 Skyline Custom Villa e, delivery, construction pursuant to H&S	□ No ■ Yes
Property:  Lessor's name:  Description of lease	Patricia Ryan Lot 376 location manufactured home purchase §18551.  Hyundai Capital America  Vehicle lease for 2020 Kia Spo	ment Laura Ryan (Deceased); Lisa Ryan, n of New 2014 Skyline Custom Villa e, delivery, construction pursuant to H&S	

Statement of Intention for Individuals Filing Under Chapter 7

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	TINUATION SHEET FOR OFF		
. For any creditors that you listed in Official Form 106D), fill in the inform	Part 1 of Schedule D: Creditors V	Vho Have Claims Se	cured by Propert
Creditor's Name	Description of property securing de	bt	
Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
The Huntington Beach Gables Homeowners Association, A CA Nonprofit Mutual Benefit Corporation	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
The Huntington Beach Gables Homeowners Association, A CA Nonprofit Mutual Benefit Corporation	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
The Huntington Beach Gables Homeowners Association, A CA Nonprofit Mutual Benefit Corporation	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
Lori Burrett 16107 Sherlock Lane Huntington Beach, CA 92649	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1	Has exemptions 081	Avoid Lien
The Huntington Beach Gables Homeowners Association, A CA Nonprofit Mutual Benefit Corporation	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
Lee Gragnano 16062 Warmington Lane Huntington Beach, CA 92649	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
Theodore Phillips 17912 Sandra Lee Hubntington Beach, CA 92649	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
Lindy Beck 4443 Chase Lane Huntington Beach, CA 92649	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
Jennifer Paulin 4464 Alderport Drive Huntington Beach, CA 92649	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien

Official Form 108

Chapter 7 Statement of Intentions for Individuals Filing Under Chapter 7

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Debtor 1 JAMIE LYNN GALLIAN

Case number (if known) 8:21-bk-11710-ES

### **CONTINUATION SHEET FOR OFFICIAL FORM 108**

1. For any creditors that you listed in Part 1 of Schedule D: Creditors Who Have Claims Secured by Property (Official Form 106D), fill in the information below.

Official Form 108	Chapter 7 Statement of Intentions for Individ	uale Filing Linder Chante	r7 page 4 c
S4, A CALIFORNIA LIMITED PARTNERSHIP	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
HOUSER BROS CO, LP HOUSER BROS CO, GP	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
FELDSOTT & LEE, APC	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
GORDEN, REES, SKULLY, MANSUKHANI, APC	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
People of the State of California	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
J-PAD, LLC	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1	Has exemptions 081	Avoid Lien
The Huntington Beach Gables Homeowners Association, A CA Nonprofit Mutual Benefit Corporatio	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 n APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
The Huntington Beach Gables Homeowners Association, A CA Nonprofit Mutual Benefit Corporation	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
he Huntington Beach Gables Iomeowners Association, A CA Ionprofit Mutual Benefit Corporation	16222 Monterey Ln. Sp. 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
anine Jasso 6025 Warmington Lane luntington Beach, CA 92649	16222 Monterey Ln. UNIT 376 Huntington Beach, CA 92649 APN 891-569-62, Decal No. LBM 1081	Has exemptions	Avoid Lien
Creditor's Name	Description of property securing det	ot	

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#### 

Fill in this information to identify your case:	Check one box only as directed in this form and in Form 122A-1Supp:
Debtor 1 Jamie Lynn Gallian	122Α-13αμμ.
Debtor 2	■ 1. There is no presumption of abuse
(Spouse, if filing)	· ·
Central District of California—Santa United States Bankruptcy Court for the: Ana Division	<ul> <li>The calculation to determine if a presumption of abuse applies will be made under Chapter 7 Means Test Calculation (Official Form 122A-2).</li> </ul>
Case number 8:21-bk-11710-ES (if known)	☐ 3. The Means Test does not apply now because of qualified military service but it could apply later.
	■ Check if this is an amended filing
Official Form 122A - 1	
Chapter 7 Statement of Your Current Mont	hiv income 04/20
Be as complete and accurate as possible. If two married people are filing together, be attach a separate sheet to this form. Include the line number to which the additional i case number (if known). If you believe that you are exempted from a presumption of qualifying military service, complete and file Statement of Exemption from Presumption and the Calculate Your Current Monthly Income	nformation applies. On the top of any additional pages, write your name and abuse because you do not have primarily consumer debts or because of
What is your marital and filing status? Check one only.	
Not married. Fill out Column A, lines 2-11.	
☐ Married and your spouse is filing with you. Fill out both Columns A a	and B, lines 2-11.
☐ Married and your spouse is NOT filing with you. You and your spo	
☐ Living in the same household and are not legally separated. Fill	
☐ Living separately or are legally separated. Fill out Column A, lines penalty of perjury that you and your spouse are legally separated un living apart for reasons that do not include evading the Means Test r	2-11; do not fill out Column B. By checking this box, you declare under der nonbankruptcy law that applies or that you and your spouse are
Fill in the average monthly income that you received from all sources, derived dui 101(10A). For example, if you are filing on September 15, the 6-month period would be the 6 months, add the income for all 6 months and divide the total by 6. Fill in the result. spouses own the same rental property, put the income from that property in one column	ring the 6 full months before you file this bankruptcy case. 11 U.S.C. § March 1 through August 31. If the amount of your monthly income varied during Do not include any income amount more than once. For example, if both
	Column A Column B Debtor 1 Debtor 2 or non-filing spouse
Your gross wages, salary, tips, bonuses, overtime, and commissions payroll deductions).	(before all \$ 0.00 \$
Alimony and maintenance payments. Do not include payments from a s     Column B is filled in.	pouse if \$ 0.00 \$
4. All amounts from any source which are regularly paid for household of you or your dependents, including child support. Include regular confrom an unmarried partner, members of your household, your dependents, and roommates. Include regular contributions from a spouse only if Column filled in. Do not include payments you listed on line 3.	ntributions parents,
5. Net income from operating a business, profession, or farm	
Debtor	1
Gross receipts (before all deductions) \$ 0.00	
Ordinary and necessary operating expenses -\$ 0.00	0.00
rect monthly moone nome business, profession, or farm \$\times\$	ppy here -> \$ 0.00
6. Net income from rental and other real property  Debtor	1
0.00	•
Gross receipts (before all deductions)	
Ordinary and necessary operating expenses	ppy here -> \$ 0.00 \$
The monthly moonto from total of outer roas property	\$ 0.00 \$
7. Interest, dividends, and royalties	

Official Form 122A-1 Chapter 7 Statement of Your Current Monthly Income Software Copyright (c) 1996-2021 Best Case, LLC - www.bestcase.com

page 1

## Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 57 of 64

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		Colum Debto			De	lumn B btor 2 o		
Unemployment compensation		\$	1,7	89.00	\$			_
Do not enter the amount if you contend that the amount received was a benefit the Social Security Act. Instead, list it here:	under							
For you \$ <b>0.0</b>	0							
For your spouse \$								
Pension or retirement income. Do not include any amount received that was benefit under the Social Security Act. Also, except as stated in the next senten not include any compensation, pension, pay, annuity, or allowance paid by the United States Government in connection with a disability, combat-related injury disability, or death of a member of the uniformed services. If you received any pay paid under chapter 61 of title 10, then include that pay only to the extent th does not exceed the amount of retired pay to which you would otherwise be en if retired under any provision of title 10 other than chapter 61 of that title.	ce, do	\$		0.00	\$			
Income from all other sources not listed above. Specify the source and am Do not include any benefits received under the Social Security Act; payments runder the Federal law relating to the national emergency declared by the Presi under the National Emergencies Act (50 U.S.C. 1601 et seq.) with respect to the coronavirus disease 2019 (COVID-19); payments received as a victim of a war crime, a crime against humanity, or international or domestic terrorism; or compensation pension, pay, annuity, or allowance paid by the United States Government in connection with a disability, combat-related injury or disability, death of a member of the uniformed services. If necessary, list other sources of	made ident ne							
separate page and put the total below		•			•			
		\$		0.00	<b>\$</b> _			
		\$		0.00	\$			
Total amounts from separate pages, if any.	+	\$		0.00	\$_			-
Calculate your total current monthly income. Add lines 2 through 10 for				. [				
each column. Then add the total for Column A to the total for Column B.	\$	1,789.	00	+ \$			= \$	1,789.00
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Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 593 of 648

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 58 of 64

Debto	Jamie Lynn Gallian	Case number (if known)	8:21-bk-11710-ES	
	Signature of Debtor 1			
	Date 3/9/2022 MM/ DD ( YYYY			
	If you checked line 14a, do NOT fill out or file Form 122A-2.			
!	If you checked line 14b, fill out Form 122A-2 and file it with this form.			

Official Form 122A-1

Chapter 7 Statement of Your Current Monthly Income

page 3

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UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA

In re: JAMIE LYNN GALLIAN

Debtor

**Verification of Creditor Matrix** 

The above-named Debtor hereby verify that the attached list of creditors is True and correct to the best of her knowledge.

Date: 3/9/2022

Signature of Debtor

#### Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 60 of 64

Jamie Lynn Gallian 16222 Monterey Lane Unit 376 Huntington Beach, CA 92649

Danning, Gill, Israel & Krasnoff, LLP 1901 Avenue of The Stars, Ste. 450 Los Angeles, CA 90067-6006

Frank Satalino 19 Velarde Ct. Rancho Santa Margarita, CA 92688-8502

Huntington Beach Gables H0A c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300 Laguna Hlils, CA 92653-7907

Huntington Mobile Home Investments 16400 Saybrook Lane Huntington Beach, CA 92649-2277

Hyundai Cafital America P0 B0X 269011 Plano, TX 75026-9011

Janine Jasso P.0 Box 37106 El Paso TX 79937-0161

Lee Gragnano 16062 Warmington Lane Huntington Beach, CA 92649

Lori Burrett 16107 Sherlock Lane Huntington Beach, CA 92649-2293 Association of Flight Attendants 6625 No. River Road Ste. 4020 Rosemont, IL. 60018

David R. Flyer 4120 Birch St. Ste. 101, New ort Beach, CA 92660-2228

Houser Bros Co. dba Rancho Del Rey Mobilehome Estates 16222 Monterey Ln 0FFICE Huntington Beach, CA 92649

Houser Bros Co dba Rancho Del Rey Mobilehome Est. 17610 Beach Bivd. Ste. 32 Huntington Beach, CA 92647-6876

Huntington Mobile Home Investments LLC 1100 Newport Beach Blvd. Ste 1150 Newport Beach, CA 92660

Internal Revenue Service Insolvency P.0. Box 7346 Philadel hia, PA 19101-7346

Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649

Lindy Beck 4443 Chase Dr. Huntington Beach, CA 92649-2297 BS Investors, LP 18201 Von Karman, Ste. 450 Irvine, CA 92612

Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Los Angeles, CA 90071-2005

Huntington Harbor Village 16400 Saybrook Huntington Beach, CA 92649-2277

Huntington Mobile Home Inv. LLC. 430 S. San Dimas Ave. San Dimasa CA 91773-4045

Huntington Beach Gables Homeowners Association EPSTEN, GRINNEL, & HOWELL, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131

James H Cosello, Esq. Casello & Lincoln, 525 N Cabrillo Park Dr. Ste 104 Santa Ana, CA 92701-5017

Jennifer Paulin 4446 Alder ort Dr. Huntington Beach, CA 92649-2286

Lisa T. Ryan 20949 Lassen St. APT. 208 Chatsworth, CA 91311-4239 Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 61 of 64

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA

In re: JAMIE LYNN GALLIAN

CASE NO. 8:21-bk-11710-ES

Debtor

Verification of Declaration of Homestead filed with

Orange County Clerk Recorder

DOC NO. 2021000443659

The above-named Debtor(s) hereby verify that the attached Homestead Declaration is a true and correct copy to the best of the knowledge.

Date: 5/9/2022

Signature of Debtor

#### Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 62 of 64

Michael S. Devereux Wex Law 9171 Wilshire Blvd. Ste. 50O Beverly Hills, CA 90210-5536

Patricia Ryan 20949 Lassen St. Apt 208 Chatsworth, CA 91311-4239

Raquel Flyer-Dashner 4120 Birch St. Ste. 101, Newport Beach, CA 92660-2228

Rutan & Tucker 18575 Jamboree Rd. 9th FL Irvine, CA 92612

Steven A. Fink 13 Corporate Plaza Ste. 150 Newport Beach, CA 92660-7919

The Huntington Beach Gables Homeowners Association c/o Epsten Grinnell & Howell APC 10200 Willow Creek Road, Ste 10O San Diego, CA 92131-1669

United Airlines 233 S. Hacker Dr. Chicago, IL 60606-6462

Vivienne J Alston Alston, Alston & Diebold 27201 Puerta Real Ste 300 Mission Viejo, CA 92691-8590 Orange County Alternate Defenders Office 600 W. Santa Ana, Ste. 600 Santa Ana, CA 92701

People of the St of CA 8141 13th Street Westminster, CA 92683-4576

Randall Nickell 4476 Alderport Dr. Huntington Beach. CA 92649-2288

Superior Court of California County Of Orange 711 Civic Center Drive, West Santa Ana, CA 92701

Suzanne Tague Ross Wolcott, Teinert, Prout 3151 Airway Ave. S-1 Costa Mesa, CA 92626-4627

Theodore Phillips 17612 Sandea Lee Huntington Beach, CA 92649

United Airlines P.O. Box 0675 Carol Stream, 60132-0675 Orange County Public Defender 801 Civic Center Drive, West Santa Ana, CA 92702

Randell Nickel c/o Mark Mellor, Esq. 6800 Indiana Ave. Ste. 220 Riverside, CA 92506-4267

Robert P. Warmington Co. c/o BS Investors LP 18201 Von Karmen Ste. 450 Irvine, CA 92612-1195

Sandra L. Bradley 18 Meadowwood, Coto De Caza, 92679

Stanley Feldsott: Esq Feldsott & Lee 23161 Mill Creek Drive Ste. 300 Laguna Hills, CA 92653-7907

S 4, A California Limited Partnership 1001 Dove Street Ste. 230 Newport Beach, CA 92660

US BANK PO Box5229 Cincinnati, OH 45201-5229

2

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Case 8:21-bk-11710-ES	Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 63 of 64	y
Recording Requested by :		
J-SANDCASTLE CO LLC	Recorded in Official Records, Orange County	
JAMIE LYNN GALLIAN 16222 MONTEREY LANE #376 HUNTINGTON BEACH, CA 92649	Hugh Nguyen, Clerk-Recorder	
When recorded mail to:	18 414A D04 2 0.00 0.00 0.00 0.00 3.00 0.00 0.000.0075.00 3.00	
JAMIE LYNN GALLIAN 16222 MONTEREY LANE #376 HUNTINGTON BEACH, CA 92649		
Name of the state		-
H	SPACE ABOVE THIS LINE FOR RECORDER USE ONLY OMESTEAD DECLARATION	)
The second secon	CCP \$704.930 S[2]	,
APN#: 891-569-62	M M	7
1. Name(s) of Declared Homestead or	vners:	
JAMIE LYNN GALLIAN Homestead in the following real propert	, do hereby claim a Declared	
the City of HUNTINGTON BEACH, CA	, County of ORANGE , State of California,	
more commonly known as: 16222 MONTEREY LANE SPACE 378 HU	VTINGTON BEACH, CA 92649	
The second secon	nsort Common Street Address Above)	
and more particularly described as follo	vs:	
	D. LBM1081 SERIAL NO. AC7V710394GB; AC7V710394GA; LOCATED ON LOT 376 4, PARCEL MAP BOOK 108, PG(S) 47 & 48	
•	rincipal dwelling of the Declared Homestead Owner(s) listed above or	
such person(s) spouse.		
3. The Declared Homestead Owner Homestead on the date this Homes	s) listed above, or such person(s) spouse, resides in the Declared ead Declaration is recorded.	
	d Declaration are known to be true as of the personal knowledge of the nowledging this Homestead Declaration.	
Dated: 07/08/2021		
(Signature of Declared Homestead Owner or Spo	(Signature bif Declared Homestead Owner of Spouse)	
JAMIE LYNN GALLIAN (Printed Name of Declared Homestead Owner or	Spouse)  (Printed Name of Declared Homestead Owner or Spouse)  (See AH a dal Adrinan of Jarant)	

Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc AURINOWWIEDGMERADE 64 of 64 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of \_ 13 - 4159 personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(e) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. GREG BUYSMAN : WITNESS my hand and official seal. COMM # 2341449 ORANGE County
California Notary Public

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 600 of 648

**EXHIBIT 38** 

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Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 1 of 22

Attorney or Party Name, Bar No. & Email Addres	Address, Telephone & FA s	X Nos.,State	FOR COURT USE ONLY	FILED
JAMIE LYNN GALLI. 16222 Monterey Ln. Huntington Beach, ( (714) 321-3449 jamiegallian@gmail	#376 CA 92649			MAR 15 2022  CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY:  Deputy Clerk
Attorney for Debtor	ith and attorney			
<b>V</b> Individual appearing	UNI	TED STATES BA	NKRUPTCY COURT	
	CENTRAL DIST	RICT OF CALIF	ORNIASANTA ANA [	DIVISION
In re:	amie Lynn Gallian		CASE NO.: 8:21-bk-117	
		!	CHAPTER: 7	
			AND	MARY OF AMENDED SCHEDULES, , I/OR STATEMENTS [LBR 1007-1(c)]
		Debtor(s)		[LDR 1001 1(e)]
www.cacb.uscourts.gov attachment if creditors a	<ol> <li>A supplemental master nare being added to the Sch</li> </ol>	nailing list (do not i edule D or E/F. An tements (check all	that apply) are being amer	ing added? XX Yes
Schedule A/B	Schedule C	Schedule D	✓ Schedule E/F	Schedule G
Schedule H	Schedule I	Schedule J	Schedule J-2	Statement of Financial Affairs
Statement About Y	our Social Security Numbe	r(s)	Statement of Intentions	Master Mailing List
Other (specify)				
I/we declare under penstatements are true and	alty of perjury under the law d correct.	Jamle L Debtor 1/	yng Gallian Signature	edules, master mailing list, and or
			(Joint Debtor) Signature (if	
NOTE: It is the response Summary of Amended	sibility of the Debtor, or the Schedules, Master Mailing	Debtor's attorney List, and/or State	, to serve copies of all ame ments, and to complete an	endments on all creditors listed in this id file the attached Proof of Service of

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of Celifornia.

Document.

Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 2 of 22

#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 5801 Skylab Road Huntington Beach, CA 92647

A true and correct copy of the foregoing document entitled (specify): Summary of Amended Schedules, Master Mailing List, and or Statements will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On 3/11/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Jeffrey I Golden (TR) | Iwerner@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com Mark A Mellor | mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com Valerie Smith | claims@recoverycorp.com |

Date	Printed Name	Signature
declare unde 3/14/2022	penalty of perjury under the laws of the Robert McLelland	e United States of America that the foregoing is true and correct.  Robert WcLelland
page		
		Service information continued on attached
or each perso persons and/or	n or entity served): Pursuant to F.R.Civ. entities by personal delivery, overnight	T MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method P. 5 and/or controlling LBR, on (date), I served the following the mail service, or (for those who consented in writing to such service lows. Listing the judge here constitutes a declaration that personal pleted no later than 24 hours after the document is filed.
age		
		Service information continued on attached
ddresses in the	is bankruptcy case or adversary proces United States mail first class, postage	, I served the following persons and/or entities at the last known eding by placing a true and correct copy thereof in a sealed prepaid, and addressed as follows. Listing the judge here be completed no later than 24 hours after the document is filed.
age	•	the file in the second
		Service information continued on attached

Page 2

December 2015

F 1007-1.1.AMENDED.SUMMARY

Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 3 of 22

### 1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Aaron E DE Leest on behalf of Trustee Jeffrey I Golden (TR) adeleest@DanningGill.com, danninggill@gmail.com; adeleest@ecf.inforuptcy.com

Jeffrey I Golden (TR) | lwerner@wgllp.com, jig@trusteesolutions.net; kadele@wgllp.com

D Edward Hays on behalf of Interested Party Courtesy NEF ehays@marshackhays.com, ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays on behalf of Plaintiff Houser Bros. Co. ehays@marshackhays.com, ehays@marshackhays.com, ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

Eric P Israel on behalf of Trustee Jeffrey I Golden (TR) eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Laila Masud on behalf of Interested Party Courtesy NEF Imasud@marshackhays.com, Imasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Laila Masud on behalf of Plaintiff Houser Bros. Co. lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Mark A Mellor on behalf of Defendant Randall L Nickel mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Mark A Mellor on behalf of Interested Party Courtesy NEF mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Valerie Smith on behalf of Interested Party Courtesy NEF

claims@recoverycorp.com

United States Trustee (SA)

ustpregion 16.sa.ecf@usdoj.gov

#### 2. SERVED BY U.S. MAIL

Jamie Lynn Gallian 16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 The Honorable Erithe A. Smith U.S. Bankruptcy Court 411 West Fourth Street, Suite 5040 Santa Ana, CA 92701-4593

United States Trustee (SA) 411 W Fourth St., Suite 7160 Santa Ana, CA 92701-4500 Santa Ana Division 411 West Fourth Street, Suite 2030, Santa Ana, CA 92701-4500

Feldsott & Lee 23161 Mill Creek Drive, Ste. 300 Laguna Hills, CA 92653-7907 Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649

Janine Jasso P.O Box 37106 El Paso TX 79937-0161

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

F 9013-3.1.PROOF.SERVICE

June 2012

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Association of Flight Attendants 6625 No. River Road Ste. 4020 Rosemont, IL. 60018

BS Investors, LP Grant, Genovese & Baratta 2230 Main Street, Ste. 1600 Irvine, CA 92614

Danning, Gill, Israel & Krasnoff, LLP 1901 Avenue Of The Stars, Ste. 450 Los Angeles, CA 90067-6006

David R. Flyer 4120 Birch St. Ste. 101, Newport Beach, CA 92660-2228

Frank Satalino 18 Velarde CT Rancho Santa Margarita, CA 92688-8502

Huntington Harbor Village 16400 Saybrook Huntington Beach, CA 92649-2277

Houser Bros. Co. dba Rancho Del Rey Estates 16222 Monterey Ln (Office) Huntington Beach, CA 92649-6214

Gordon Rees Scully & Mansukhani 633 W 5th Street, 52nd Floor Angeles, CA 90071-2005

**Huntington Beach Gables** Homeowners Association EPSTEN, GRINNEL, & HOWELL, APC 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131

**Huntington Beach Gables HOA** c/o Feldsott & Lee 23161 Mill Creek Dr. Ste. 300 Laguna HIlls, CA 92653-7907

Huntington Mobile Home Inv. LLC. 430 S. San Dimas Ave. San Dimasa CA 91773-4045

Hyundai Capital America PO BOX 269011 Plano, TX 75026-9011

Huntington Mobile Home Investments 16400 Saybrook Huntington Beach, CA 92649-2277

Huntington Mobile Home Investments LLC 1100 Newport Beach Blvd. Ste 1150 Newport Beach, CA 92660 Internal Revenue Service Insolvency P.O. Box 7346 Philadelphia, PA 19101-7346

J-Sandcastle Co, LLC 16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649

James H Cosello, Esq. Casello & Lincoln, 525 N Cabrillo Park Dr. Ste 104 Santa Ana, CA 92701-5017

Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649 J-Pad, LLC 21742 Anza Avenue Torrance, Ca 90503

Jennifer Paulin

4446 Alderport Dr. Huntington Beach, CA 92649

Lisa T. Ryan Huntington Beach, CA 20949 Lassen St. APT. 208 Chatsworth, CA 91311-4239 Lee Gragnano 16062 Warmington Lane Huntington Beach, CA 92649

Lori Burrett 16107 Sherlock Huntingotn Beach, CA 927649

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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June 2012

Lindy Beck

92649-2297

4443 Chase Dr.

#### Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 5 of 22

Michael S. Devereux Wex Law 9171 WilshireBlvd. Ste. 500 Beverly Hills, CA 90210-5536 Orange County Tax Collector P.O. Box 149 Santa Ana, CA 92701 Orange County Public Defender 801 Civic Center Drive, West Santa Ana, CA 92702

Orange County Alternate Defender 600 Santa Ana Blvd. Ste. 600 Santa Ana, CA 92702

Patricia Ryan 20949 Lassen St. Apt 208 Chatsworth, CA 913 J 1-4239

People of the St of CA 8141 13th Street Westminster, CA 92683-4576

Randall Nickell 4476 Alderport Dr. Huntington Beach. CA 92649

Randell Nickel c/o Mark Mellor, Esq. 6800 Indiana Ave. Ste. 220 Riverside, CA 92506-4267

Raquel Flyer-Dashner 4120 Birch St. Ste. 101, Newport Beach, CA 92660

Robert.P. Warmington Co. c/o BS Investors LP 18201 Von Karmen Ste. 450 Irvine, CA 92612

Rutan & Tucker 18575 Jamboree Rd. 9th FL Irvine, CA 92612

S 4, A California Limited Partnership 1001 Dove Street Ste. 230 Newport Beach, CA 92660

Sandra Bradley 18 Meadowwood, Coto De Caza, Ca 92679

Steven A. Fink 13 Corporate Plaza Ste. 150 Newport Beach, CA 92660

Superior Court of California County Of Orange 711 Civic Center Drive, West Santa Ana, CA 9270 I

Stanley Feldsott: Esq Feldsott & Lee 23161 Mill Creek Drive Ste. 300 Laguna Hills, CA 92653-7907

Suzanne Tague Ross Wolcott, Teinert, Prout 3151 Airway Ave. S-1 Costa Mesa, CA 92626-4627

The Huntington Beach Gables Homeowners Association c/o Epsten Grinnell & Howell APC 10200 Willow Creek Road, Ste 100

Theodore Phillips 17612 Sandea Lee Huntington Beach, CA 92649

> United Airlines P.O.Box 0675

**USBANK** 

San Diego, CA 92131

United Airlines 233 S. Hacker Dr. Chicago, IL 60606-6462

P.O.Box 0675 Carol Stream, 60132-0675

PO Box 5229 Cincinnati, OH 45201-5229

Vivienne J Alston Alston, Alston & Diebold 27201 Puerta Real Ste 300 Mission Viejo, CA 92691-8590

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### Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 6 of 22

Debtor 1 Jamie Lynn					
First Name	Middle Name La	ist Name			
Debtor 2 (Spouse if, filing) First Name	Middle Name La	ist Name			
United States Bankruptcy Court for	the: CENTRAL DISTRICT OF CALIFOR	RNIASANTA	A ANA DIVISION		
, ,					
Case number 8:21-bk-11710-	ES			<b>-</b> 0: -:	e Maria de la la la la la la la la la la la la la
(II KIIOWII)					if this is an
				amen	ded filing
Official Form 106D					
Schedule D: Credite	ors Who Have Claims Se	cured	by Propert	y	12/15
Be as complete and accurate as poss is needed, copy the Additional Page, number (if known).	ible. If two married people are filing together, t fill it out, number the entries, and attach it to th	ooth are equal nis form. On th	ly responsible for s ne top of any additio	upplying correct informa nal pages, write your na	ation. If more space ame and case
1. Do any creditors have claims secur	ed by your property?				
□ No. Check this box and sub	mit this form to the court with your other sch	nedules. You	have nothing else	to report on this form.	
Yes. Fill in all of the information	tion below.				
Part 1: List All Secured Claim	s				
2. List all secured claims, if a creditor	has more than one secured claim, list the creditor	r separately	Column A	Column B	Column C
for each claim. If more than one creditor	or has a particular claim, list the other creditors in fa labetical order according to the creditor's name.	Part 2. As	Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim	Unsecured portion If any
2.1 Orange County Tax			\$ 0.00	\$235,000.00	\$0.00
Assessor	Describe the property that secures the c	claim:	\$ 0.00	\$233,000.00	φ0.00
Creditor's Name	16222 Monterey Ln. Unit 376				
	Huntington Beach, CA 92649 Orange County				
	APN: 891-569-62:				
	Decal No. LBM1081.				
P.O. Box 1438	As of the date you file, the claim is: Chec	ok all that			
Santa Ana, CA	apply.	ok an triat			
92701	☐ Contingent				
Number, Street, City, State & Zip Code	Unliquidated				
	☐ Disputed				
Who owes the debt? Check one.	Nature of lien. Check all that apply				
Debtor 1 only	T An agreement you made (such as mort	gage of secure	ed		
Debtor 2 only	car loan)				
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechan	nic's tien)			
At least one of the debtors and another					
Check if this claim relates to a community debt	Other (including a right to offset)				
Date debt was incurred	Last 4 digits of account number	LPT 8	91-569-62		

Schedule D: Creditors Who Have Claims Secured by Property

page 1 of 9

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# Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 7 of 22

Debtor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-	ES
First Name Middle N	ame Last Name			
2.2 Janine Jasso	Describe the property that secures the claim:	\$ 46,138.00	\$ 235,000.00	\$ 188,862.00
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081	\$ 40,138.00	\$ 233,000.00	<u>Ψ 100,002.00</u>
	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985:			
	Recorded Doc No. 2018000467142			*
16025 Warmington Lane Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply.			
Number, Street, City, State & Zip Code	☑ Contingent ☑ Unliquidated ☑ Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
■ Debtor 1 only □ Debtor 2 only	An agreement you made (such as mortgage or sec car loan)	cured		
☐ Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
☐ At least one of the debtors and another	Judgment lien from a lawsuit			
☐ Check if this claim relates to a community debt	Other (including a right to offset)			
Date debt was incurred 12/4/2018	Last 4 digits of account number			
23 Jennifer Paulin	Describe the property that secures the claim:	\$ 0.00	\$235,000.00	\$ 0.00
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081.			•
	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985; Recorded Doc No. 2018000467142			
4446 Alderport Drive Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply.			
Number, Street, City, State & Zip Code	☑ Unliquidated ☐ Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.		•	
■ Debtor 1 only □ Debtor 2 only	☐ An agreement you made (such as mortgage or se car loan)	cured		
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)			
☐ At least one of the debtors and another ☐ Check if this claim relates to a community debt	□ Other (including a right to offset)			
Date debt was incurred 12/4/2018	Last 4 digits of account number			
Add the dollar value of your entries in a lifthis is the last page of your form, add write that number here:	Column A on this page. Write that number here: I the dollar value totals from all pages.	\$ 46,138	.00	
Part 2: List Others to Be Notified f	or a Debt That You Already Listed		···········	
Use this page only if you have others to	be notified about your bankruptcy for a debt that you owe to someone else, list the creditor in Part 1, and l at you listed in Part 1, list the additional creditors he	then list the collection ag	jency here. Similarly, it	you nave more
				2 - 60
Official Form 106D Additions	al Page of Schedule D: Creditors Who Have Cla	aims Secured by Prop	erty	page 2 of 9
0.00 0 minutes 400000001 Pert Central II C	www.bootcasa.com			Best Case Bankrupto

# Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 8 of 22

Debtor 1 Jamie Lynn Gallian		Case number (if known)		8:21-bk-11710-ES			
First Name Middle N	iame Last Name						
24 Linds Book	Describe the property that secures the claim:		ė	0.00	¢ 225 000 00	¢	0.00
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081		\$	0.00	\$ 235,000.00	\$	0.00
	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985;						
	Recorded Doc No. 2018000467142						
4443 Chase Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply.  Contingent						
Number, Street, City, State & Zip Code	☑ Unliquidated						
Who owes the debt? Check one.	Disputed  Nature of lien. Check all that apply.						
Debtor 1 only	☐ An agreement you made (such as mortgage or s	ecured					
Debtor 2 only	car loan)						
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)						
At least one of the debtors and another	Judgment lien from a lawsuit						
☐ Check if this claim relates to a community debt	Other (including a right to offset)						
Date debt was incurred 12/4/2018	Last 4 digits of account number			_			
2.5   Lori Burrett	Describe the property that secures the claim:		\$	0.00	\$235,000.00	\$	0.00
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington			nancovac management			
	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081.						
	Judgment Superior Court of California for						
	the CO of Orange Case No.						
	30-2017-00913985; Recorded Doc No. 2018000467142						
16107 Sherlock							
Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply.  Contingent						
Number, Street, City, State & Zip Code	Unliquidated						
Who owes the debt? Check one.	☐ Disputed  Nature of lien. Check all that apply.						
Debtor 1 only	An agreement you made (such as mortgage or s car loan)	ecured					
Debtor 2 only	_						
☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another	☐ Statutory lien (such as tax lien, mechanic's lien)						
☐ Check if this claim relates to a	Other (including a right to offset)						
community debt							
Date debt was incurred 12/4/2018	Last 4 digits of account number			-			
If this is the last page of your form, add	Column A on this page. Write that number here: I the dollar value totals from all pages.			\$ 0.0	0		
Write that number here:							
Part 2: List Others to Be Notified for							
trying to collect from you for a debt you o	be notified about your bankruptcy for a debt that yowe to someone else, list the creditor in Part 1, and it you listed in Part 1, list the additional creditors his page.	I then li	st the c	ollection age	ency here. Similarly, if	you have	more
Official Form 106D Additions	al Page of <b>Schedule D: Creditors Who Have C</b>	laims :	Secure	d by Prope	erty	page	3 of 9
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ebtor 1 Jamie Lynn Gallian First Name Middle Name Last Name		Case number (if known)		8:21-bk-11710	3:21-bk-11710-ES			
THIS TIGHT	Last terms							
2.6 Lee Gragnano Creditor's Name	Describe the property that secures the claim: 16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081  Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985;	\$	0.00	\$ 235,000.00	\$	0.00		
	Recorded Doc No. 2018000467142							
16062 Warmington Lane Huntington Beach, CA 92649 Number, Street, City, State & Zip Code	As of the date you file, the claim is: Check all that apply.  Contingent  Unliquidated							
	Disputed							
Who owes the debt? Check one.	Nature of lien. Check all that apply.							
■ Debtor 1 only  □ Debtor 2 only □ Debtor 1 and Debtor 2 only □ At least one of the debtors and another	An agreement you made (such as mortgage or se car loan)  Statutory lien (such as tax lien, mechanic's lien)  Judgment lien from a lawsuit	cured						
☐ Check if this claim relates to a	Other (including a right to offset)							
community debt		a manufacturation of the state of	and the second development of the second dev					
Date debt was incurred 12/4/2018	Last 4 digits of account number							
		•	0.00	£225 000 00	•	0.00		
2.7 Theodore Phillips Creditor's Name	Describe the property that secures the claim: 16222 Monterey Ln. Unit 376 Huntington	\$_	0.00	\$235,000.00	\$	0.00		
17612 Sandra Lee Huntington Beach, CA 92649  Number, Street, City, State & Zip Code  Who owes the debt? Check one.  Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim relates to a community debt  Date debt was incurred 12/4/2018	APN: 891-569-62; LBM1081.  Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985; Recorded Doc No. 2018000467142  As of the date you file, the claim is: Check sit that apply.  ☑ Contingent  ☑ Unliquidated ☐ Disputed Nature of lien. Check all that apply. ☐ An agreement you made (such as mortgage or secar loan) ☐ Statutory lien (such as tax lien, mechanic's tien)  ☒ Judgment ilen from a lawsuit ☐ Other (including a right to offset)  Last 4 digits of account number	cured						
Date debt was incurred 12/4/2016								
Add the dollar value of your entries in if this is the last page of your form, ad Write that number here:  Part 2: List Others to Be Notified	Column A on this page. Write that number here: Id the dollar value totals from all pages. for a Debt That You Already Listed		\$ 0.0	0 1				
trying to collect from you for a debt you	be notified about your bankruptcy for a debt that yo owe to someone else, list the creditor in Part 1, and lat you listed in Part 1, list the additional creditors he this page.	then list the	collection age	ency here. Similarly, if	you have	more		
Official Form 106D Addition	nal Page of Schedule D: Creditors Who Have Cl	aims Secu	red by Prope	erty	page	4 of 9		
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Debtor 1 Jamie Lynn Gallian		Case	number (if known)	8:21-bk-11710-	ES
First Name Middle N	ame Last Name				
Huntington Beach Gables					_
2.8 Homeowners Association	Describe the property that secures the claim:	\$	9,265.00	\$ 235,000.00	\$
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081				
	Judgment Superior Court of California for the CO of Orange Case No. 30-2018-00962999;				
10200 Willow Creek Rd.	Recorded Doc No. 2019000148568				
Ste. 100	As of the date you file, the claim is: Check all that				
San Diego, CA 92131	apply.				
Number, Street, City, State & Zip Code	☐ Contingent ☐ Unliquidated				
Moniber, Street, City, State & 219 Code	·				
Who owes the debt? Check one.	Disputed  Nature of lien. Check all that apply.				
_	_				
Debtor 1 only Debtor 2 only	☐ An agreement you made (such as mortgage or s car loan)	ecurea			
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)				
At least one of the debtors and another	Judgment lien from a lawsuit				
Check if this claim relates to a community debt	Other (including a right to offset)				
Date debt was incurred 03/21/2019	Last 4 digits of account number				
Huntington Beach Gables		_	240 052 52	#00F 000 00	
2.9 Homeowners Association	Describe the property that secures the claim:	. \$	319,653.59	\$235,000.00	\$
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County				
	APN: 891-569-62; LBM1081.				
	Judgment Superior Court of California for the CO of Orange Case No.				
	30-2017-00913985				
	Recorded Doc No. 2019000165259				
10200 Willow Creek Rd.					
Ste. 100	As of the date you file, the claim is: Check all that apply.				
San Diego, CA 92131	☐ Contingent				
Number, Street, City, State & Zip Code	☐ Unliquidated				
	Disputed				
Who owes the debt? Check one.	Nature of lien. Check all that apply.				
Debtor 1 only	☐ An agreement you made (such as mortgage or s	ecured			
Debtor 2 only	car loan)				
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)				
At least one of the debtors and another	Judgment lien from a lawsuit				
Check if this claim relates to a community debt	Other (including a right to offset)				
Date debt was incurred 5/6/2019	Last 4 digits of account number				
#141-10171019################################	TO SECURITION OF THE PROPERTY	P. 17	and and analysis of the second	······································	VI. Jr., VVP-Mr. Jr., INDEXTON CO. CO. CO. CO. CO. CO. CO. CO. CO. CO.
Add the dollar value of your entries in 0	Column A on this page. Write that number here:		\$ 328,918.	59	
If this is the last page of your form, add					
Write that number here:	. •				
Part 2: List Others to Be Notified for	or a Debt That You Already Listed				
Use this page only if you have others to be trying to collect from you for a debt you of	oe notified about your bankruptcy for a debt that your bankruptcy for a debt that you we to someone else, list the creditor in Part 1, and it you listed in Part 1, list the additional creditors he	then li	st the collection age	ncy here. Similarly, if	you have more
Official Form 106D Additiona	Page of Schedule D: Creditors Who Have C	talms (	Secured by Prope	rty	page 5 of 9
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# Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 11 of 22

Debtor 1 Jamie Lynn Gallian		Case number	er (if known)	8:21-bk-11710-l	S	
First Name Middle N	lame Last Name					
BS Investors-LP	Describe the appears that accuracy the claims	¢	0.00			0.00
2.10 Lessor Creditor's Name	Describe the property that secures the claim:  16222 Monterey Ln. Unit 376 Huntingtor Beach, CA 92649 Orange County APN: 891-569-62; LBM1081		0.00	\$ 235,000,00	5_	0.00
18201 Von Karman						
Ste.400	As of the date you file, the claim is: Check all the apply.	at				
Irvine, CA 92612	☑ Contingent					
Number, Street, City, State & Zip Code	☑ Unliquidated					
	■ Disputed					
Who owes the debt? Check one.	Nature of lien, Check all that apply.					
Debtor 1 only Debtor 2 only	☐ An agreement you made (such as mortgage of car loan)	or secured				
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lie	en)				
At least one of the debtors and another	Judgment lien from a lawsuit					
Check if this claim relates to a community debt	Other (including a right to offset)					
Date debt was incurred 12/12/2019	Last 4 digits of account number		1000a			
Houser Bros, GP dba Ranch 2.11 Del Rey Mobilehome Estates	IO S Describe the property that secures the claim:	\$ (	0.00	\$235,000.00	\$	0.00
Park Manager	16222 Monterey Ln. Unit 376 Huntington					
Creditor's Name	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081.					
	,, <u>-</u>					
•						
46222 Mantanau I.n. (OEC)						
16222 Monterey Ln, (OFC) Huntington Beach, CA	As of the date you file, the claim is: Check all the	l				
92649	apply.					
Number, Street, City, State & Zip Code	Contingent Unliquidated					
Harrist, Street, Stry, State & Zip State	☑ Disputed					
Who owes the debt? Check one.	Nature of lien. Check all that apply.					
Debtor 1 only	An agreement you made (such as mortgage	or secured				
Debtor 2 only	car loan)					
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lie	en)	naniwad na	st petition CA Co	dd10	Dant Baliat
At least one of the debtors and another	Fund			0/27/2021, Ck No,		
☐ Check if this claim relates to a community debt	XX Other (including a right to offset) 2430	1.55. Debtor	filed Appli	cation For Relief f 41423 on 11/8/202	rom F	orfeiture
Date debt was incurred	Last 4 digits of account number Orde	r 11/10/2021-i	Honorable	Sheri Honer, C-66		
Add the dollar value of your entries in C If this is the last page of your form, add Write that number here: Part 2: List Others to Be Notified for		\$	0.00		.55.00.7	
	notified about your bankruptcy for a debt that	t vou alroadu li-t	od in Dort 1	or example if a collect	tion 200	ncy is
trying to collect from you for a debt you o	owe to someone else, list the creditor in Part 1, it tyou listed in Part 1, list the additional creditors	and then list the (	collection age	ency here. Similarly, if y	ou have	more
Official Form 106D Additiona	al Page of Schedule D: Creditors Who Have	e Claims Secure	ed by Prope	erty	page	6 of 9
SS. Com 1995				-		neo Bankrustav

#### Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 12 of 22

S 4, A California Limited Partnership. Tenant	Describe the property that secures the claim:  16222 Monterey Ln. Unit 376 Huntington	\$ 0.00	\$ 235,000.00	• 00
12 Limited Partnership.		\$ 0.00	\$ 235,000.00	• 00
		\$ 0.00	\$ 235,000.00	
Tenant	16222 Monterey I n Unit 376 Huntington			\$ 0.0
Creditor's Name	Beach, CA 92649 Orange County			
	APN: 891-569-62; LBM1081			
4004 Davis Street				
1001 Dove Street,	As of the date you file, the claim is: Check all that			
Ste. 230	apply.			
Newport Beach, CA 92660	☐ Contingent			
Number, Street, City, State & Zip Code	☐ Unliquidated			
	■ Disputed			
no owes the debt? Check one.	Nature of lien. Check all that apply			
Debtor 1 only	☐ An agreement you made (such as mortgage or s	secured		
· ·	car loan)			
Debtor 2 only				
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Other (including a right to			
Check if this claim relates to a	offset)			
community debt	☐ Judgment lien from a lawsuit			
te debt was incurred 12/12/2019	Last 4 digits of account number			
te debt was incurred 12/12/2019				
_Huntington Beach Gables				
3 Homeowners Association	Describe the property that secures the claim:	\$ 46,138.00	\$235,000.00	\$
Gorden, Rees, Skully	16222 Monterey Ln. Unit 376 Huntington			
Mansukhani, APC	Beach, CA 92649 Orange County			
Creditor's Name	APN: 891-569-62; LBM1081.			
Creditor's Name	Judgment Superior Court of California for			
	the CO of Orange Case No.			
	30-2017-00913985			
633 W. 5th Street	Recorded Doc No. 2018000467412			
52 FL	As of the date you file, the claim is: Check all that	ļ		
Los Angeles, CA	apply.			
90071-2005	★ Contingent			
Number, Street, City, State & Zip Code	☑ Unliquidated			
	Disputed			
ho owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only	An agreement you made (such as mortgage or s	secured		
•	car loan)			
Debtor 2 only	<b>.</b>			
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	xxJudgment lien from a lawsuit			
Check if this claim relates to a	Other (including a right to offset)			
community debt				
te debt was incurred 12/4/2018	Last 4 digits of account number			
Add the dollar value of your entries in (	Column A on this page. Write that number here:	\$ 46,13	8.00	
f this is the last page of your form, add				
Write that number here:	, the denial raise terms were an project			
	B 14 TI 134 All and all total			
	or a Debt That You Already Listed			
e this page only if you have others to I	be notified about your bankruptcy for a debt that y	ou already listed in Part 1	. For example, if a collect	tion agency is
ying to collect from you for a debt you	owe to someone else, list the creditor in Part 1, and	d then list the collection a	igency here. Similarly, if	you have more
an one creditor for any of the debts that bts in Part 1, do not fill out or submit t	at you listed in Part 1, list the additional creditors h	ere. Ir you do not nave ad	autonal persons to be n	ouneu ior any
uta m eart i, do not an out or submit t	me pego.			
cial Form 106D Additiona	al Page of Schedule D: Creditors Who Have C	laims Secured by Pro	perty	Page 7 o

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ition iia for	es HOA 9/10/2020 OC CLK REG
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re: \$ 322,723.19	
1, and then list the collection a	For example, if a collection agency is gency here. Similarly, if you have more ditional persons to be notified for any
e	rt 1, and then list the collection ag

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EXHIBIT 38, PAGE 830

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Debtor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-l	:S
First Name Middle I	Name Last Name			
People of the State of 2.16 California Creditor's Name	Describe the property that secures the claim:	\$ 13,229.34	\$ 235,000.00	\$
	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081			
	Judgment Superior Court of California for the CO of Orange Case No. 18WM05278;			
	Recorded Doc No. 2021000348287			
8141 13th Street	As of the date you file, the claim is: Check all that			
Westminister, CA 92683	apply.  Contingent			
Number, Street, Cily, State & Zip Code	☐ Unliquidated			
	Disputed			
ho owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only Debtor 2 only	☐ An agreement you made (such as mortgage or s car (oan)	secured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit	D-: 1 E' 0 E		l 40/40/0040
☐ Check if this claim relates to a community debt	Other (including a right to offset)  WJC	or Paid Fine & Fees p	ursuant to CT Ord	ler 12/12/2019 @
Date debt was incurred 12/12/19; 1/20	0/21 Last 4 digits of account number			
.17 Janine Jasso	Describe the property that secures the claim:	\$ 13,229.34	\$235,000.00	<u> </u>
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington			
	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081.			
,				
	Judgment Superior Court of California for the CO of Orange Case No.			
	18WM05278;			
	Recorded Doc No. 2021000348287			
16025 Warmington Ln	As of the date you file, the claim is: Check all that			
Huntington Beach, CA 92649	apply.			
Number, Steet, City, State & Zip Code	☐ Contingent ☐ Unliquidated			
Humber, Steet, City, State & Zip Code	Disputed			
Vho owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only	An agreement you made (such as mortgage or s	ecured		
Debtor 2 only	car loan)			
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	XJudgment lien from a lawsuit	rman Fana 6795 with N	lina	
Check if this claim relates to a community debt	M Other (including a right to offset) Civil Atto			12/12/2010 @ V
•		Paid Fine & Fees pure	suant to Cr Order	12/12/2019 @ 1
Date debt was incurred 1/20/2021	Last 4 digits of account number	222220000000000000000000000000000000000		
Add the dollar value of your entries in	Column A on this page. Write that number here:	\$ 26,458.	58	
If this is the last page of your form, add		,,,,,,		
Write that number here:				
art 2: List Others to Be Notified f				
rving to collect from you for a debt you	be notified about your bankruptcy for a debt that yowe to someone else, list the creditor in Part 1, and at you listed in Part 1, list the additional creditors hits page.	I then list the collection age	ncy here. Similarly, if y	ou have more
fficial Form 106D Addition	al Page of Schedule D: Creditors Who Have C	laims Secured by Prope	rty	page 9 of 9
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Case 8:21-bk-11710-ES Doc 75 Filed 03/15/22 Entered 03/15/22 10:49:38 Desc Main Document Page 15 of 22

Fill in	this information to identify your case:					
Debto		dle Name Last Nam		MANAGEMENT SETTEMENT TO THE SET OF THE SET O		
Debto		DIE 140/16 CEST 140/17	•			
(Spous	e if, filing) First Name Mid	die Name Last Nam	9			
United	d States Bankruptcy Court for the: CENTR	AL DISTRICT OF CALIFORNIA-	-SANTA A	NA DIVISION		
	number 8:21-bk-11710-ES					
(if know	n) ————————————————————————————————————					if this is an led filing
Offic	cial Form 106E/F					
	edule E/F: Creditors Who Ha	ve Unsecured Claim	s			12/15
any exe Schedu Schedu Ieft. Att name a	complete and accurate as possible. Use Part 1 fo ecutory contracts or un expired leases that could ule G: Executory Contracts and Unexpired Lease ule D: Creditors Who Have Claims Secured by Pro cach the Continuation Page to this page. If you had case number (if known).	result in a claim. Also list execute s (Official Form 106G). Do not inclu operty. If more space is needed, co ave no information to report in a Pa	ory contract ide any cre py the Par	ts on Schedule A/B: F editors with partially s t you need, fill it out, i	Property (Official For secured claims that a number the entries i	m 106A/B) and on ire listed in n the boxes on the
Part i	List All of Your PRIORITY Unsecured of any creditors have priority unsecured claims as					and the state of t
_	o any creditors nave priority unsecured claims at ] No. Go to Part 2.	gamai your				
	l <sub>Yes</sub> .					
ide po Pa	st all of your priority unsecured claims. If a credit entify what type of claim it is. If a claim has both prio sessible, list the claims in alphabetical order according art 1. If more than one creditor holds a particular clai or an explanation of each type of claim, see the insti	rity and nonpnority amounts, list that on the creditor's name. If you have many, list the other creditors in Part 3.	claim here a nore than tw	ind show both priority a	ind nonpriority amount	ts. As much as
,r 	or an explanation of each type of claim, see the insti	octions for this form in the instruction	ibookiet.)	Total claim	Priority amount	Nonpriority amount
2.1	Internal Revenue Service	Last 4 digits of account number	3936	\$3,361.00	\$3,361.00	\$0.00
	Priority Creditor's Name Insolvency PO BOX 7346 Philadelphia, PA 19101-7346 Number Street City State Zip Code	When was the debt incurred?  As of the date you file, the claim	2018	all that apply	-	
١	Who incurred the debt? Check one.	Contingent		, viat apply		
1	Debtor 1 only	☐ Unliquidated				
ı	Debtor 2 only	☐ Disputed				
1	Debtor 1 and Debtor 2 only	Type of PRIORITY unsecured cla	im:			
l	At least one of the debtors and another	☐ Domestic support obligations				
	Check if this claim is for a community debt	Taxes and certain other debts		-		
	ls the claim subject to offset? ■ No	☐ Other Specify Potential 2		_		
	— NO □ Yes	Other. Specify Potential 2	.0.0		44 A C C C C C C C C C C C C C C C C C C	
Part 2	List All of Your NONPRIORITY Unsecu	red Claims				
3. D	o any creditors have попргіогіty unsecured claim	ns against you?				
	No. You have nothing to report in this part. Submit	this form to the court with your other	schedules.			
	Yes.					
un th	st all of your nonpriority unsecured claims in the secured claim, list the creditor separately for each c an one creditor holds a particular claim, list the other	laim. For each claim listed, identify w	nat type of o	claim it is. Do not list cla	aims already included	in Part 1. If more
Pa	art 2.				Tota	ıl claim
Officia!	Form 106 E/F Sched	ule E/F: Creditors Who Have Unse	cured Clain	ns		Page 1 of 8
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Gordon, Reese, Scully & Mansukhani	Last 4 digits of account number	N/A	Unknowr			
Nonpriority Creditor's Name 633 W. 5th St. Fl. 52	When was the debt incurred?	2021				
Los Angeles, CA 90071  Number Street City State Zip Code	As of the date you file, the claim i	is: Check all that apply				
Who incurred the debt? Check one.	•					
Debtor 1 only	☐ Contingent					
Debtor 2 only	☐ Unliquidated					
Debtor 1 and Debtor 2 only	☐ Disputed					
At least one of the debtors and another	Type of NONPRIORITY unsecure	d claim:				
☐ Check if this claim is for a community	Student loans					
debt Is the claim subject to offset?	Obligations arising out of a sepa report as priority claims	ration agreement or divorce	that you did not			
No	Debts to pension or profit-sharin	a plans, and other similar de	bts			
■ NO			as part of Hunt, Beach Gables			
Yes	Other. Specify					
Houser Bros Co. dba Rancho Del	Last 4 digits of account number		Unknown			
Nonpriority Creditor's Name Rey Mobilehome Estates- Property Manager 17610 Beach Blvd. Ste. 32 Huntingtor	When was the debt incurred?					
Beach, CA 92647  Number Street City State Zip Code	As of the date you file, the claim	is: Check all that apply				
Who incurred the debt? Check one	\u2					
Debtor 1 only	Contingent					
☐ Debtor 2 only	Debtor 2 only					
☐ Debtor 1 and Debtor 2 only	Disputed					
At least one of the debtors and another	Type of NONPRIORITY unsecure  Student loans	d claim;				
Check if this claim is for a community debt	☐ Obligations arising out of a sepa	aration agreement or divorce	that you did not			
Is the claim subject to offset?	report as priority claims	aration agreement or divorce	and you did not			
■ Yes	Debts to pension or profit-sharing	ng plans, and other similar de	bts			
□ No ·	payments, p	ost petition (7/9/2021);	fused to accept tendered Ground s Refused CA Covid19 Rent Relief A post petition November 8, 2021.			
Huntington Beach Gables HOA	Last 4 digits of account number	3985	\$ unknown			
Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC 10200 Willow Creek Rd. Ste. 100	When was the debt incurred?					
San Diego, CA 92131  Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim	is: Check all that apply				
■ Debtor 1 only	☐ Contingent					
Debtor 2 only	Unliquidated					
Debtor 1 and Debtor 2 only	☐ Disputed					
☐ At least one of the debtors and another	Type of NONPRIORITY unsecure	d claim:				
Check if this claim is for a community	Student loans		that you did not			
debt Is the claim subject to offset?	Obligations arising out of a sep report as priority claims	aration agreement or divorce	triat you did not			
■ No	Debts to pension or profit-shari	ng plans, and other similar de	ebts			
☐ Yes	Other, Specify	Remittur for attorneys	fees and costs			

Schedule E/F: Creditors Who Have Unsecured Claims

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$\neg$		1 - 4 4 41 14 - 4 4 2000	¢ka.a.
	Huntington Beach Gables HOA Nonpriority Creditor's Name c/o Epstein, Grinnell & Howell, APC	Last 4 digits of account number 2999  When was the debt incurred?	\$ unkno
	10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131 Number Street City State Zip Code	As of the date you file, the claim is: Check all that apply	
	Who incurred the debt? Check one.	As at the date yet the, the claim is. Should all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	Unliquidated	
	☐ Debtor 1 and Debtor 2 only	Disputed	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	Check if this claim is for a community debt  Is the claim subject to offset?	Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	■ No	Debts to pension or profitsharing plans, and other similar debts	
	Yes	Other. Specify Potential Remittur for Attorney Fees & Costs	
	James H. Casello, Esq. Nonpriority Creditor's Name	Last 4 digits of account number N/A	\$ Unknow
	Casello & Lincoln 525 N. Cabrillo Park Dr. Ste. 104 Santa Ana, CA 92701	When was the debt incurred?	
	Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply	
	Debtor 1 only	☐ Contingent	
	☐ Debtor 2 only	☐ Unliquidated	
	☐ Debtor 1 and Debtor 2 only	Disputed	
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:  Student loans	
	☐ Check if this claim is for a community debt Is the claim subject to offset?	☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	No	Debts to pension or profit-sharing plans, and other similar debts	
	□Yes	Other Specify Misc Attorneys Fees & Costs	
	All In The Control of the Control of	Potential Assignee of CREDITOR Huntington Beach Gables	
_]	Feldsott & Lee	Last 4 digits of account number Homeowners Association	Unknov
	Nonpriority Creditor's Name 23161 Mill Creek Dr. Ste. 300 Laguna Hills, CA 92653	When was the debt incurred?	
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply	
	Debtor 1 only	☐ Contingent	
	Debtor 2 only	☐ Unliquidated	
	Debtor 1 and Debtor 2 only	☐ Disputed	
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:	
	Check if this claim is for a community	Student loans	
	debt is the claim subject to offset?	Obligations arising out of a separation agreement or divorce that you did not report as priority claims	
	■ No	Debts to pension or profit-sharing plans, and other similar debts	
	☐ Yes	■ Other. Specify Misc; Gables HOA	
		100	

Schedule E/F: Creditors Who Have Unescured Claims Official Form 108 E/F

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ebtor	1 Jamie Lynn Gallian	Case number (if known) 8:21-bk-117	10-ES			
] [	Danning, Gill, Israel & Krasnoff, LLP	Last 4 digits of account number	Unknown			
	Nonpriority Creditor's Name 1901 Avenue Of The Stars, Ste. 450 Los Angeles, CA 90067-6006	When was the debt incurred?				
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply				
	■ Debtor 1 only	☐ Contingent				
	Debtor 2 only	☐ Unliquidated				
	☐ Debtor 1 and Debtor 2 only	☐ Disputed				
	☐ At least one of the debtors and another	Type of NONPRIORITY unsecured claim:				
	☐ Check if this claim is for a community	☐ Student loans				
	debt	Obligations arising out of a separation agreement or divorce that you did not report as priority claims				
	Is the claim subject to offset?	Debts to pension or profit-sharing plans, and other similar debts				
	■ No	■ Other, Specify Potential Attorney Fees misc. debt.				
8	Lisa Ryan Nonpriority Creditor's Name	Last 4 digits of account number N/A	Unknov			
	20949 Lassen St. #208 Chatsworth, CA 91311 Number Street City State Zip Code	When was the debt incurred?  As of the date you file, the claim is: Check all that apply				
	Who incurred the debt? Check one.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Debtor 1 only	☐ Contingent				
	☐ Debtor 2 only ☐ Unliquidated					
	Debtor 1 and Debtor 2 only	☐ Disputed				
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:				
	☐ Check if this claim is for a community	☐ Student loans				
	debt Is the claim subject to offset?	Dbligations arising out of a separation agreement or divorce that you did not report as priority claims				
	■ No	Debts to pension or profit-sharing plans, and other similar debts				
	Yes	Other. Specify Listed solely as a precaution-Misc. Debt. 1/1/2006 Lease Agreement Lot 376, with Ran Rey MHE	cho Del			
	O O Albamata Dafandar	Last 4 digits of account number 5278	Unknow			
.9	Orange County Alternate Defender Nonphoniy Creator's Name 600 Santa Ana Blvd. Ste. 600 Santa Ana, CA 92702	When was the debt incurred?				
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check all that apply				
	Debtor 1 only	☐ Contingent				
	☐ Debtor 2 only	Unliquidated				
	☐ Debtor 1 and Debtor 2 only	Disputed				
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:				
	☐ Check if this claim is for a community debt Is the claim subject to offset?	☐ Student loans ☐ Obligations arising out of a separation agreement or divorce that you did not report as priority claims				
	■ No	Debts to pension or profit-sharing plans, and other similar debts				
	Yes	Other Specify Attorney Fees & Costs				

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Schedule E/F: Creditors Who Have Unsecured Claims

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ebtor 1	Jamie Lynn Gallian		Cas	e number (if known)	8:21-bk-117	10-ES
10	Patricia Ryan	Last 4 digits of acc	ount number			Unknow
٦	Nonpriority Creditor's Name	When was the del	ot incurred?		<del> </del>	
	20949 Lassen St. #208 Chatsworth, CA 91311					
	Number Street City State Zip Code Who incurred the debt? Check one.	As of the date you	file, the claim is: C	heck all that apply		
	Debtor 1 only	☐ Contingent				
	_	☐ Unliquidated				
	Debtor 2 only	☐ Disputed				
	Debtor 1 and Debtor 2 only	•	RITY unsecured cla	im:		
	At least one of the debtors and another	☐ Student loans				
	Check if this claim is for a community debt sthe claim subject to offset?			n agreement or divorc	e that you did not	
	_			ins, and other similar	debts	
	■ No	Debts to pension				
	Yes	Other. Specify		as a precautionse Agreement		cho Del Rey Mi
1	Robert P. Warmington Co.	Last 4 digits of ac	count number		_	Unknov
	Nonpnority Creditor's Name c/o BS Investors, LP 18201 Von Karmen Ste, 450 Irvine, CA 92612	When was the deb	t incurred?			
	Number Street City State Zip Code Who incurred the debt? Check one.		file, the claim is: C	heck all that apply		
	■ Debtor 1 only	Contingent				
	_	Unliquidated				
	Debtor 2 only					
	Debtor 1 and Debtor 2 only	XX Disputed	RITY unsecured cla	ilm:		
	At least one of the debtors and another	Student loans	KITT GITSCOUTCE ON			
	Check if this claim is for a community debt			on agreement or divor	ce that you did not	
	is the claim subject to offset?			ans, and other similar	debts	
ı	☐ Yes	Other, Specify	Tract 10542 U	Init 4, Lot 376-M	isc Debt	
12	Randall Nickels  Nonpriority Creditor's Name  4476 Alderport Drive, Unit 53  Huntington Beach, CA 92649	Last 4 digits of ac				Unknov
	Number Street City State Zip Code	As of the date you	u file, the claim is: (	Check all that apply		
	Who incurred the debt? Check one.					
	Debtor 1 only	☐ Contingent				
	Debtor 2 only	Unliquidated `				
	Debtor 1 and Debtor 2 only	Disputed	DITY upgagained -1	aim:		
	At least one of the debtors and another	Student loans	ORITY unsecured cl	aun.		
	Check if this claim is for a community debt			on agreement <b>o</b> r divo	ce that you did not	
	Is the claim subject to offset?  No  Yes	Debts to pension	on or profit-sharing p Listed as a p	lans, and other similar recaution for poss L 4476 Alderport D	sible claims relate	ed to 10/31/2018 on Beach, CA.
		F	Part 2			Best Case Bank
ial F	Form 106 E/F Schedule	e E/F: Creditors Who	Have Unsecured (	Slaims		Page

Official Form 106 E/F

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44				8:21-bk-11710-ES	
4.1	United Airlines	Last 4 digits of account number 0092		\$9,	600.0
	Nonpriority Creditor's Name PO BOX 0675				
	Carol Stream, IL 60132-0675	When was the debt incurred?		· · · · · · · · · · · · · · · · · · ·	
	Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Check	k all that apply		
	Debtor 1 only				
		☐ Contingent			
	Debtor 2 only	Unliquidated			
	Debtor 1 and Debtor 2 only	☐ Disputed			
	At least one of the debtors and another	Type of NONPRIORITY unsecured claim:  ☐ Student loans			
	Check if this claim is for a community	_		that was did out	
	debt Is the claim subject to offset?	☐ Obligations arising out of a separation agreeport as priority claims	greement or divorce	that you gid not	
	■ No	Debts to pension or profit-sharing plans,	and other similar de	ebts	
	Yes	■ Other Specify Cobra payments			
4.14	US Bank	Last 4 digits of account number 6482		\$9,	145.0
	Nonpriority Creditor's Name Attn: Bankruptcy Dept Po Box 5229	When was the debt incurred? ???			
	Cincinnati, OH 45201  Number Street City State Zip Code  Who incurred the debt? Check one.	As of the date you file, the claim is: Chec	k all that apply		
	Debtor 1 only	☐ Contingent			
	_				
	Debtor 2 only	Unliquidated			
	Debtor 1 and Debtor 2 only	☐ Disputed  Type of NONPRIORITY unsecured claim:			
	At least one of the debtors and another	Student loans			
	☐ Check if this claim is for a community debt	☐ Obligations arising out of a separation a	greement or divorce	that you did not	
	Is the claim subject to offset?	report as priority claims		-1.	
	■ No	Debts to pension or profit-sharing plans,	and other similar d	epts	
	□Yes	Other. Specify misc. purchases			
5. Use t	· · · · · · · · · · · · · · · · · · ·	d about your bankruptcy, for a debt that you alre	or 2 then list the	collection adency here. Similarly	. II VOL
5. Use t is try have	his page only if you have others to be notified	d about your bankruptcy, for a debt that you alre someone else, list the original creditor in Parts 1 hat you listed in Parts 1 or 2, list the additional c t or submit this page.	reditors here. If yo	collection adency here. Similarly	. II VOL
5. Use to is try have notif	his page only if you have others to be notificing to collect from you for a debt you owe to more than one creditor for any of the debts ted for any debts in Parts 1 or 2, do not fill o and Address	d about your bankruptcy, for a debt that you alre someone else, list the original creditor in Parts 1 hat you listed in Parts 1 or 2, list the additional c t or submit this page.  On which entry in Part 1 or Part 2 did you list the	or 2, then list the reditors here. If you original creditor?	collection agency nere. Similarly u do not have additional persons	. II VOU
5. Use to is try have notif Name a	his page only if you have others to be notificing to collect from you for a debt you owe to more than one creditor for any of the debts iced for any debts in Parts 1 or 2, do not fill o and Address vestors/Robert P. Warmington	d about your bankruptcy, for a debt that you alre someone else, list the original creditor in Parts 1 hat you listed in Parts 1 or 2, list the additional ct or submit this page.  On which entry in Part 1 or Part 2 did you list the Line 411 (Check one):	or 2, then list the reditors here. If your original creditor? Creditors with Prior	collection agency nere. Similarly u do not have additional persons ity Unsecured Claims	. II VOU
5. Use to is try have notiff Name : BS In c/o G	his page only if you have others to be notificing to collect from you for a debt you owe to more than one creditor for any of the debts ied for any debts in Parts 1 or 2, do not fill o and Address vestors/Robert P. Warmington orden May	d about your bankruptcy, for a debt that you alre someone else, list the original creditor in Parts 1 hat you listed in Parts 1 or 2, list the additional ct or submit this page.  On which entry in Part 1 or Part 2 did you list the Line 411 (Check one):	or 2, then list the reditors here. If your original creditor? Creditors with Prior	collection agency nere. Similarly u do not have additional persons	. II VOU
5. Use to is try have notiff Name a BS Interior Grant 2030	his page only if you have others to be notificing to collect from you for a debt you owe to more than one creditor for any of the debts iced for any debts in Parts 1 or 2, do not fill o and Address vestors/Robert P. Warmington	d about your bankruptcy, for a debt that you alre someone else, list the original creditor in Parts 1 hat you listed in Parts 1 or 2, list the additional ct or submit this page.  On which entry in Part 1 or Part 2 did you list the Line 411 (Check one):	or 2, then list the reditors here. If your original creditor? Creditors with Prior	colection agency nere. Similarly u do not have additional persons ity Unsecured Claims priority Unsecured Claims	. II VOU
5. Use to is try have notiff Name: BS In c/o G Gran 2030 Irvine	his page only if you have others to be notificing to collect from you for a debt you owe to more than one creditor for any of the debts ised for any debts in Parts 1 or 2, do not fill o and Address vestors/Robert P. Warmington orden May t, Genovese & Baratta Main St. Ste. 1600 e, CA 92614 and Address	d about your bankruptcy, for a debt that you alre someone else, list the original creditor in Parts 1 hat you listed in Parts 1 or 2, list the additional of tor submit this page.  On which entry in Part 1 or Part 2 did you list the Line 4.11 (Check one): Part 1:  Last 4 digits of account number T	or 2, then list the reditors here. If you original creditor? Creditors with Prior Creditors with Non Fract 10542, Ur original creditor?	collection agency nere. Similarly u do not have additional persons lity Unsecured Claims priority Unsecured Claims	. II VOU
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Debtor	JAMIE LYNN GALLIAN FIRST NAME Middle Name Last Name	Case Number (if known) 8:21-bk-1	1719-ES
4.15	B.S. INVESTORS, LP Nonpriority Creditor's Name	Last 4 digits of account number Potential Assignee of CREDITOR Huntington When was the debt incurred? Beach Gables Homeowners Association;	\$ <u>Unknown</u>
	18201 VON KARMAN	As of the date you file, the claim is: Check all that apply.	
	Number Street	Contingent	
	SUITE 450	Unliquidated	
		Disputed	
	IRVINE, CA 92612	Type of NONPRIORITY unsecured claim:	
	City State ZIP Code	Student loans	
	Who owes the debt? Check one.	Obligations arising out of a separation agreement or divorce	
	Debtor 1 only	that you did not report as priority claims	
	Debtor 2 only Debtor 1 and Debtor 2 only	Debts to pension or profit-sharing plans, and other similar debts	
	At least one of the debtors and another	Other. Specify Attorneys Fees; Ground Rent	
	Check if this claim relates to a community debt		
	Is the claim subject to offset?		
	☑ No		
	Yes	Potential Assigner of CREDITOR Huntington	
4.16	S 4 I, LP, A California Limited Partnership	Last 4 digits of account number Potential Assignee of CREDITOR Huntington.  When was the debt incurred? <u>Beach Gables</u> Homeowners Association;	\$ Unknown
	1001 DOVE STREET	As of the date you file, the claim is: Check all that apply.	
	Number Street	Contingent	
	SUITE 230	Unliquidated	
	NEWDORT DEACH CA 92660	Disputed	
	NEWPORT BEACH, CA 92660  City State ZIP Code	Type of NONPRIORITY unsecured claim:	
	Who owes the debt? Check one.	Student loans	
	Debtor 1 only	Obligations arising out of a separation agreement or divorce	
	Debtor 2 only	that you did not report as priority claims  Debts to pension or profit-sharing plans, and other similar	
	Debtor 1 and Debtor 2 only	debts	
	At least one of the debtors and another	Other. Specify Attorneys Fees; Ground Rent	
	Check if this claim relates to a community		
	debt Is the claim subject to offset?		
	☑ No	•	
	Yes	D. Alle Copputton H. W. H.	
	LPL Asset Management Co.	Last 4 digits of account numberPotential Assignee of CREDITOR Huntington	\$ Unknown
4.17	Nonpriority Creditor's Name	When was the debt incurred? Beach Gables Homeowners Association;	
	18201 VON KARMAN STE, 450	As of the date you file, the claim is: Check all that apply.	
	Number Street	Contingent	
	IRVINE, CA 92612	Unliquidated	
	City State ZIP Code	Disputed	
	Who owes the debt? Check one.	Type of NONPRIORITY unsecured claim:	
	Debtor 1 only	Student loans	
	Debtor 2 only	Obligations arising out of a separation agreement or divorce	
	Debtor 1 and Debtor 2 only  At least one of the debtors and another	that you did not report as priority claims  Debts to pension or profit-sharing plans, and other similar	
	Check if this claim relates to a community	debts	
	debt	Other. Specify Attorney's Fees; Ground Rent	
	Is the claim subject to offset?		
	✓ No Yes		
	டுரை		

Schedule E/F: Creditors Who Have Unsecured Claims

Page 7 of 7

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	Debtor 1 Jami	e Lynn Gallian	entitions and an entition of the entition of t	Case nur	nber (if known)	8:21-bk-11710-ES		
5.4		on & Diebold a Real Ste.300	On which entry in Part 1 or Part 2 did Line 4.2.of (Check one): Line 4.8; 4.10 Last 4 digits of account number	Part 1: C	reditors with Priori	ty Unsecured Claims viority Unsecured Claims		
5.5	County of O	ourt of California,	On which entry in Part 1 or Part 2 did Line 4.9 of (Check one):	Part 1: C	reditors with Priori reditors with Nonp	ity Unsecured Claims		
5.6		s ourt of California,	On which entry in Part 1 or Part 2 did Line 4.9 of (Check one):	you list the ori	reditors with Prior	ity Unsecured Claims		
	County of O 8131 13th S Westminste	treet	Last 4 digits of account number		05278	viority Unsecured Claims		
	Name and Addres		On which entry in Part 1 or Part 2 did Line of (Check one):	Part 1: C	reditors with Prior	ity Unsecured Claims priority Unsecured Claims		
			Last 4 digits of account number			- modern a minimum men men men men en		
5 7	Name and Addres		On which entry in Part 1 or Part 2 did Line 4 2 of ( <i>Check one</i> ):	Part 2 did you list the original creditor?  Part 1: Creditors with Priority Unsecured Claims				
,	18575 Jamboree Rd. 9th FL Irvine, CA 92612  Name and Address Orange County Public Defende 801 Civic Center Drive, West Santa Ana, CA 92702		4 15: 4 16: 4 17	4 15, 4 16, 4 17 X Part 2: Creditors with Nonpriority Unsecured Claims				
			On which entry in Part 1 or Part 2 did you list the original creditor?  Part Line 4. 9 of (Check one):  Part 1: Creditors with Priority Unsecured Claims  X Part 2: Creditors with Nonpriority Unsecured Claims  Last 4 digits of account number					
5 8								
	Part 4: Add 6. Total the amou	the Amounts for Each Type o	of Unsecured Claim I claims. This information is for statisti	cal reporting	purposes only. 2	8 U.S.C. §159. Add the amounts for each		
	type of unsecu	red claim.			Tota	l Claim		
	Total	6a. Domestic support obliga	tions	6a.	\$	0.00		
	claims from Part 1		debts you owe the government	6b.	\$	3,361.00 0.00		
			onal injury while you were intoxicated y unsecured claims. Write that amount he	6c. re. 6d.	\$	0.00		
		6e. Total Priority. Add lines 6	ia through 6d.	6 <b>e</b> .	\$	3,361.00		
	Total	6f. Student loans		6f.	Tota	l Claim 0.00		
	claims from Part 2	you did not report as pri 6h. Debts to pension or pro-	of a separation agreement or divorce th ority claims fit-sharing plans, and other similar deb riority unsecured claims. Write that amoun	ts 6h.	\$ \$	0.00		
		6j. Total Nonpriority. Add lin	nes 6f through 6i.	6j.	\$			

Official Form 106 E/F

Schedule E/F: Creditors Who Have Unsecured Claims

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Page 8 of 8 Best Case Bankruptcy Case 8:21-bk-11710-SC Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 1 of 18

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JAMIE LYNN GALLIAN 16222 MONTEREY LN. SPACE 376 HUNTINGTON BEACH, CA 92649 714-321-3449 JAMIEGALLIAN@GMAIL.COM	FOR COURT USE ONLY
Individual appearing without attorney  Attorney for Debtor	
	ANKRUPTCY COURT LIFORNIA - SANTA ANA DIVISION
In re:	CASE NO.: 8:21-bk-11710-SC
JAMIE LYNN GALLIAN	CHAPTER: 7
Debtor(s)	SUMMARY OF AMENDED SCHEDULES, MASTER MAILING LIST, AND/OR STATEMENTS [LBR 1007-1(c)]
attachment if creditors are being added to the Schedule D or Are one or more creditors being added?  Yes  No	t (do not repeat any creditors on the original) is required as an E/F.
The following schedules, master mailing list or statements (check Schedule A/B ☐ Schedule C ☐ Schedule D	Call triat apply) are being amended:  Schedule E/F  Schedule G
☐ Schedule H ☐ Schedule I ☐ Schedule J	Schedule J-2 Statement of Financial Affairs
	tement of Intention
Other (specify)	_
I/we declare under penalty of perjury under the laws of the United statements are true and correct.  Date: _10/20/2024	d States that the amended schedules, master mailing list, and or state of the state
	otor 2 (Joint Debtor) Signature (if applicable)
<b>NOTE</b> : It is the responsibility of the Debtor, or the Debtor's a listed in this Summary of Amended Schedules, Mast	attorney, to serve copies of all amendments on all creditors ter Mailing List, and/or Statements, and to complete and file

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California

the attached Proof of Service of Document.

Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Main Document Page 2 of 18

#### PROOF OF SERVICE OF DOCUMENT

l am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 16222 MONTEREY LN. UNIT 378 HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled (specify): SUMMARY OF AMENDED SCHEDULES, MASTER MAILING LIST, AND/OR STATEMENTS [LBR 1007-1(c)] will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below: 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) \_\_, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Service information continued on attached page 2. SERVED BY UNITED STATES MAIL: On (date) , I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct. rseph Clark 10/20/2024 JOSEPH CLARK **Printed Name** Date

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California

#### ADDITIONAL SERVICE INFORMATION (if needed):

#### 1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

- **Bradford Barnhardt** bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com
- Aaron E. DE Leest adeleest@marshackhays.com, adeleest@marshackhays.com,alinares@ecf.courtdrive.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com
- Jeffrey I Golden (TR) lwerner@go2.law, jig@trustesolutions.net;kadele@go2.law;C205@ecfcbis.com
- **D Edward Hays** ehays@marshackhays.com, ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com
- Brandon J. Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- Eric P Israel eisrael@danninggill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com
- Shantal Malmed shantal.malmed@gmlaw.com, cheryl.caldwell@gmlaw.com
- Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com
- Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (SA) ustpregion 16.sa.ecf@usdoj.gov

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Des Case 8:21-bk-11710-SC Man tocument Page 4 of 18

Fill in this information to identify your case and this filing:					
Debtor 1	JAMIE LYNN				
	First Name	Middle Name	Last Name		
Debtor 2					
(Spouse, if filing)	First Name	Middle Name	Last Name		
United States E	Bankruptcy Court for 8:21-BK-11	or the: Central District o	f California		

Check if this is an amended filing

### Official Form 106A/B

## Schedule A/B: Property

12/15

In each category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where you think it fits best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1:	Describe Each Resi	dence,	, Building, L	and, or Other Real Estate You Own or Have	e an Interest In		
1. <b>Do yo</b>	ou own or have any legal	or equi	table interest	t in any residence, building, land, or similar prope	rty?		
□ No	o. Go to Part 2.						
	es. Where is the property?						
	es. Where is the property:			What is the property? Check all that apply.	Do not deduct secured cla		
1.1.	16222 Monterey Ln Street address, if available, of			Single-family home  Duplex or multi-unit building	the amount of any secure Creditors Who Have Clair		
	, ,		·	Condominium or cooperative  Manufactured or mobile home	Current value of the entire property?	Current value of the portion you own?	
	Tr. 10542, Misc Ma	ps, Bk	456/49-50	Land	\$ 539,000.00	\$ 539,000.00	
	Huntington Beach	CA	92649	☐ Investment property ☐ Timeshare	Describe the nature of your ownershi		
	ORANGE	State	ZIP Code	Other Rec. Covenants Running With The Land	interest (such as fee the entireties, or a life		
On 11/1/18.	County  Debtor purchased a Used 20	14 Skvli	ne manufacture	Who has an interest in the property? Check one.	80yr unexpired Re		
home with t a private sal her personal On 2/25/20 Manufactur Original CC Sale/Transf	he sale proceeds from her proceeds, not thru a broker. Debtor It residence since 11/1/2018 a	evious honas reside nd alway OT RO of ed Releas application conside	omestead through the home as intended to.  f 2014 Skyline sing Signature of the home sing Signature of the home stration and	Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Other information you wish to add about this ite froperty identification number: 891-569-62, p	Book 13824, page 1259 Check if this is co (see instructions) m, such as local part of 178-011-16		
Lease. Deb	otor filed a pre-petition Declaration of Clerk Rec. Instru. N	red <u>Hom</u> lo. 20210	Homestead CCP 2021000443659.	What is the property? Check all that apply.  Single-family home  Duplex or multi-unit building	Do not deduct secured claims or exemptions. Put the amount of any secured claims on Schedule D: Creditors Who Have Claims Secured by Property.		
	Sileet address, il available, c	or other description	☐ Condominium or cooperative ☐ Manufactured or mobile home	Current value of the entire property?	Current value of the portion you own?		
				Land	\$	\$	
	City	State	ZIP Code	☐ Investment property ☐ Timeshare ☐ Other	Describe the nature of interest (such as fee the entireties, or a life	simple, tenancy by	
				Who has an interest in the property? Check one.  Debtor 1 only Debtor 2 only			
	County			Debtor 1 and Debtor 2 only  At least one of the debtors and another	Check if this is co	mmunity property	
				Other information you wish to add about this iten property identification number:	n, such as local		

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Debtor 1

Middle Name

Main Document

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What is the property? Check all that apply. Do not deduct secured claims or exemptions. Put the amount of any secured claims on Schedule D: ■ Single-family home 1.3. Creditors Who Have Claims Secured by Property. ☐ Duplex or multi-unit building Street address, if available, or other description Current value of the Current value of the ☐ Condominium or cooperative portion you own? entire property? ■ Manufactured or mobile home ☐ Land ■ Investment property Describe the nature of your ownership ZIP Code ■ Timeshare interest (such as fee simple, tenancy by ☐ Other\_ the entireties, or a life estate), if known. Who has an interest in the property? Check one. Debtor 1 only County Debtor 2 only ☐ Check if this is community property Debtor 1 and Debtor 2 only (see instructions) At least one of the debtors and another Other information you wish to add about this item, such as local property identification number: 539,000.00 2. Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here. Part 2: **Describe Your Vehicles** Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on Schedule G: Executory Contracts and Unexpired Leases. 3. Cars, vans, trucks, tractors, sport utility vehicles, motorcycles ■ No Yes Kia Who has an interest in the property? Check one. Do not deduct secured claims or exemptions. Put Make: 3.1. the amount of any secured claims on Schedule D: Sportage Debtor 1 only Model: Creditors Who Have Claims Secured by Property. Debtor 2 only 2020 Year: Current value of the Current value of the ☐ Debtor 1 and Debtor 2 only 15,000 entire property? portion you own? Approximate mileage: At least one of the debtors and another Other information: 8,000.00 8,000.00 ☐ Check if this is community property (see instructions) If you own or have more than one, describe here: Who has an interest in the property? Check one. 3.2. Make: Do not deduct secured claims or exemptions. Put the amount of any secured claims on Schedule D: Debtor 1 only Model: Creditors Who Have Claims Secured by Property. Debtor 2 only Year: Current value of the Current value of the Debtor 1 and Debtor 2 only entire property? portion you own? Approximate mileage: ☐ At least one of the debtors and another Other information: ☐ Check if this is community property (see instructions)

Middle Name

Debtor 1

3.3.	Make:		Who has an interest in the property? Check one.	Do not deduct secured cla	
	Model:		Debtor 1 only	the amount of any secure Creditors Who Have Clain	
	Year:		Debtor 2 only		
		· · · · · · · · · · · · · · · · · · ·	Debtor 1 and Debtor 2 only	Current value of the entire property?	Current value of the portion you own?
	Approximate mileage: _		☐ At least one of the debtors and another	,	. ,
	Other information:			\$	\$
			☐ Check if this is community property (see instructions)	Ψ	*
3.4.	Make:		Who has an interest in the property? Check one.	Do not deduct secured cla	aims or exemptions. Put
5.4.	Model:		Debtor 1 only	the amount of any secure	d claims on <i>Schedule D:</i>
	_		Debtor 2 only	Creditors Who Have Clair	ns Secured by Property.
	Year: _	<del></del>	Debtor 1 and Debtor 2 only	Current value of the	Current value of the
	Approximate mileage: _		☐ At least one of the debtors and another	entire property?	portion you own?
	Other information:				•
			☐ Check if this is community property (see	\$	\$
			instructions)		
4.1.	Make:		Who has an interest in the property? Check one.  Debtor 1 only	Do not deduct secured cla the amount of any secure Creditors Who Have Clair.	d claims on Schedule D:
			Debtor 2 only	Creditors Who Have Clair	ns Secured by Property.
	Year:		☐ Debtor 1 and Debtor 2 only	Current value of the	Current value of the
	Other information:		At least one of the debtors and another	entire property?	portion you own?
			☐ Check if this is community property (see instructions)	\$	\$
			instructions)		
If you	own or have more than or	ne, list here:			
4.2.	Make:		Who has an interest in the property? Check one.	Do not deduct secured cla	aims or exemptions. Put
7.2.	Model:		Debtor 1 only	the amount of any secure Creditors Who Have Clain	d claims on Schedule D:
			Debtor 2 only		, , ,
	Year:		Debtor 1 and Debtor 2 only	Current value of the entire property?	Current value of the portion you own?
	Other information:		☐ At least one of the debtors and another	entire property:	portion you own:
				¢	\$
			☐ Check if this is community property (see instructions)	Ψ	Ψ
			matructions)		
				1	
			ll of your entries from Part 2, including any entrie		\$8,000.00
you h	ave attached for Part 2.	Write that number h	nere	·····→	

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#### Part 3: Describe Your Personal and Household Items

Middle Name

Do	you own or have any l	egal or equitable interest in any of the following items?	Current value of the portion you own?  Do not deduct secured claims or exemptions.
6.	Household goods and	furnishings	
	Examples: Major appliar	nces, furniture, linens, china, kitchenware	
	☐ No ☐ Yes. Describe	Household goods, furnishings; Appliances, w/d, refrigerator, dishes, pot/pans, microwave, clock, dining tables, 6 chairs, hutch, side table, sofa, end tables,	\$
7.	Electronics	Bedroom furniture, dresser, armoire, nightstands	
	collections; e	and radios; audio, video, stereo, and digital equipment; computers, printers, scanners; music electronic devices including cell phones, cameras, media players, games	
	☐ No ☑ Yes. Describe	Wall television, Laptop, printer, cables, cell-phone,	\$1,000.00
8.	Collectibles of value		
		I figurines; paintings, prints, or other artwork; books, pictures, or other art objects; or baseball card collections; other collections, memorabilia, collectibles	
	Yes. Describe	Lladro Figures (20) Boy & Dog Collection	\$1,500.00
9.	, , , , ,	ond hobbies ographic, exercise, and other hobby equipment; bicycles, pool tables, golf clubs, skis; canoes carpentry tools; musical instruments	_
	☐ No ☐ Yes. Describe	Used treadmill	\$ 250.00
10.	Firearms  Examples: Pistols, rifles  V No	, shotguns, ammunition, and related equipment	
	Yes. Describe		\$
11.		thes, furs, leather coats, designer wear, shoes, accessories	
	✓ No ☐ Yes. Describe	Every day clothing; purses, jackets, pants, tops, sweaters, dresses, jeans,work uniform, tennis shoes, work boots, sandals,	\$500.00
12.	Jewelry		
	gold, silver	velry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems,	
	No Yes. Describe	Non-gold Necklaces, earrings, bracelets, chains, watch	\$500.00
13.	Non-farm animals  Examples: Dogs, cats, b	pirds, horses	
	□ No		7
	Yes. Describe	2 dogs	\$\$
14.	Any other personal and	d household items you did not already list, including any health aids you did not list	
	□ No		
	Yes. Give specific information.	Crystal wine glasses, vases, bowls	\$1,000.00
15.		f all of your entries from Part 3, including any entries for pages you have attached	\$7,275.00

Debtor 1

Middle Name

#### Part 4: Describe Your Financial Assets

Do you oun or nave a	ny legal or equitable interest in	any of the following?		Current value portion you of Do not deduct so or exemptions.	own?
16. <b>Cash</b> <i>Examples:</i> Money yo	u have in your wallet, in your hon	ne, in a safe deposit box, and on hand when you fi	le your petition		
☐ No ☑ Yes			Cash:	\$	100.00
		unts; certificates of deposit; shares in credit unions nultiple accounts with the same institution, list each		,	
□ No ☑ Yes	•	Institution name:			
	17.1. Checking account:	Alliant Credit Union		\$	<u>1191.73</u>
	17.2. Checking account:	Chase Bank		\$ \$	— 1898.68
	17.3. Savings account:			\$	
	17.4. Savings account:			\$	
	17.5. Certificates of deposit:			\$	
	17.6. Other financial account:			¢	
	17.7. Other financial account:			φ	
	17.8. Other financial account:			\$	
	17.9. Other financial account:			\$	
•	s, or publicly traded stocks is, investment accounts with brok Institution or issuer name:	erage firms, money market accounts		e	
				- \$ - \$ - \$	
an LLC, partnership ☐ No	I stock and interests in incorpo o, and joint venture Name of entity:	rated and unincorporated businesses, includir		- \$ - \$ - \$	
an LLC, partnership  ☐ No ☐ Yes. Give specific	I stock and interests in incorpo o, and joint venture Name of entity: D-Pad LLC Terminate	erated and unincorporated businesses, includired to the contract of the contra	ng an interest in	- \$ - \$ - \$	0.00
an LLC, partnership ☐ No	Name of entity:  J-Pad LLC Terminate	rated and unincorporated businesses, includir	ng an interest in	\$\$ - \$\$ - \$\$	0.00

Debtor 1

Middle Name

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Negotiable instruments	include personal chec	er negotiable and non-negotiable instruments ks, cashiers' checks, promissory notes, and money orders. nnot transfer to someone by signing or delivering them.	
<ul><li>✓ No</li><li>✓ Yes. Give specific</li></ul>	Issuer name:		
information about them			\$ 
			\$ 
			\$ ·····
21. Retirement or pension  Examples: Interests in I  No  Yes. List each		01(k), 403(b), thrift savings accounts, or other pension or profit-sharing plans	
account separately.	Type of account:	Institution name:	
	401(k) or similar plan:	Fidelity Federal	\$ 7,800.00
	Pension plan:		\$ 
	IRA:		\$ 
	Retirement account:		\$ 
	Keogh:		\$ 
	Additional account:		\$ 
	Additional account:		\$
		ade so that you may continue service or use from a company d rent, public utilities (electric, gas, water), telecommunications	
Yes 9/11/2024, Good Fa	ith Payment for Space 37	6	
☐ No	Ins	titution name or individual:	
	Electric:		\$ 
	Gas:		\$ 
	Heating oil:		\$ 
	Security deposit on ren	tal unit:	\$ 
	Prepaid rent:		\$ 
	Telephone:		\$ 
	Water:		\$ 
	Rente furniture:		\$
	Other:		\$ 
23. <b>Annwhites</b> (A contract fo	or a periodic payment c	of money to you, either for life or for a number of years)	
☐ Yes	Issuer name and desc	cription:	
			\$ 
			\$ 

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Debtor 1

Middle Name

24. Interests in an education IRA, in an account in a qualified ABLE program, or under a qualified s 26 U.S.C. §§ 530(b)(1), 529A(b), and 529(b)(1).	tate tuition program.	
☐ Yes Institution name and description. Separately file the records of any inte	erests.11 U.S.C. § 521(	c):
		\$
		\$
		\$
25. Trusts, equitable or future interests in property (other than anything listed in line 1), and rights exercisable for your benefit	or powers	
☑ No		$\neg$
☐ Yes. Give specific information about them		\$
26. Patents, copyrights, trademarks, trade secrets, and other intellectual property  Examples: Internet domain names, websites, proceeds from royalties and licensing agreements		
☑ No		$\neg$
Yes. Give specific information about them		\$
27. Licenses, franchises, and other general intangibles		
Examples: Building permits, exclusive licenses, cooperative association holdings, liquor licenses, profe	essional licenses	
<b>☑</b> No		
Yes. Give specific information about them		\$
Money or property owed to you?		Current value of the portion you own? Do not deduct secured claims or exemptions.
28. Tax refunds owed to you		
<b>☑</b> No	_	
☐ Yes. Give specific information about them, including whether	Federal:	\$
you already filed the returns	State:	\$
and the tax years	Local:	\$
	_	
29. Family support	mont property softlems	
Examples: Past due or lump sum alimony, spousal support, child support, maintenance, divorce settle  No	ment, property settleme	TIIL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL T
Yes. Give specific information		
	Alimony:	\$
	Maintenance:	\$
	Support:	\$
	Divorce settlement:  Property settlement:	\$ \$
	Troperty settlement.	Ψ
30. Other amounts someone owes you Examples: Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation pay, w Social Security benefits; unpaid loans you made to someone else	orkers' compensation,	
No		_
☐ Yes. Give specific information		\$

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Debtor 1

Middle Name

31. Interests in insurance policies	nce; health savings account (HSA); credit, homeo	wnor'e or renter's incurance	
	ice, nealth savings account (HSA), credit, nomeo	whers, or remers insurance	
<ul><li>☑ No</li><li>☑ Yes. Name the insurance company of each policy and list its value</li></ul>	Company name:	Beneficiary:	Surrender or refund value:
or each policy and list its value	Foremost Insurance Homeowners Ins		s 0.00
	AAA accident coverage		s 0.00
	7 to t decident coverage		\$
	- <del></del>		Φ
32. Any interest in property that is due you if you are the beneficiary of a living trust, e property because someone has died. No	I from someone who has died expect proceeds from a life insurance policy, or ar	re currently entitled to receive	
☐ Yes. Give specific information			
			\$
33. Claims against third parties, whether of Examples: Accidents, employment dispute  ✓ No  ✓ Yes. Describe each claim	r not you have filed a lawsuit or made a demares, insurance claims, or rights to sue	nd for payment	7.
			\$
34. Other contingent and unliquidated clair to set off claims ☐ No	ns of every nature, including counterclaims of	the debtor and rights	
Yes. Describe each claim			7
			\$
35. Any financial assets you did not already	v list		
	n-cashed CA Covid-19 Rent Relief Check awa	arded on behalf of Debter's 6/0/19	Mont
Yes. Give specific informationfo	r relief pre-petition Space 376 in Rancho Del ros Co. issued 11/3/2018, \$24,301.55. Debtor q	Rey Park, in possession Houser	\$0.00
_	es from Part 4, including any entries for pages	· _	\$9,786.00
Part 5: Describe Any Business-	Related Property You Own or Have	an Interest In. List anv re	eal estate in Part 1.
_ ,	ble interest in any business-related property?		
No. Go to Part 6.			
☐ Yes. Go to line 38.			
			Current value of the portion you own?
			Do not deduct secured claims or exemptions.
38. Accounts receivabl oxocommissions wo	nixatneaduxeanned:x		
On 11/16/2018, Jamie	L.Gallian, the "Lender" and "Holder", entered into a Secon \$225,000, to the "Borrower" J-Sandcastle Co LLC to		
No Resident Application to	o Rancho Del Rey for Real Property Leasehold Space 37	76 16222 Monterey Lane, 92649. I reco	rded.
	Addendum as File 19769196827 listing J-Sandcastle as of the Collateral Personal Property, 2014 Skyline Manufacture.	actured Home, Serial# AC7V710394/GE	3 223,000.00
39. Оппсо одиортотулитыктусулий ойр	J-Pad, a manager managed LLC was listed in testified to at Trial on 4/26/2023 21-01097-S	n the event of Death of Credittor Jamie	e Gallian as
ZXAYAYYY XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	And testified to at Trial on 4/26/2023, 21-01097-S EXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<sup></sup> EBBAWBB/SWABWBABBAK/SWBSB/SBA <mark>K</mark>	X
	, by Certificate of Title releasing signature of RO J-Sai		1
	M 1081 Serial # AC7V710394GB/GA in my name pur ssory Note. On August 3, 2021, I received the Origina		\$ <u>\$&lt;225,000.00&gt;</u>
removing J-Sandcastle	e Co LLC as the Registered Owner. HCD Lien Satisfie	ed executed pre-petitin 7/9/21, by LO	
	J-Pad LLC, removed all Legal Owners. The CH 7 Tr Trustee's Adv. 8:23-ap-01064-SC without naming Deb		<u>ıt</u>
Official Farms 400 A/D		4 4	

0006339<sup>ge 8</sup>

Debtor 1

41. Inventory ☑ No

✓ No

☑ No

☑ No

☐ Yes. Give specific information .....

☐ Yes. Describe......

☐ Yes. Describe..

Middle Name

42. Interests in partnerships or joint ventures

☐ Yes. Describe...... Name of entity:

☐ Yes. Describe......

43. Customer lists, mailing lists, or other compilations

44. Any business-related property you did not already list

Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Mana Bookurfielad 10/21/2463 Enterex 810/21/24.10 18:49 10 Desc Page 120 fe 1 6 nber (if known) Main Document 40. Machinery, fixtures, equipment, supplies you use in business, and tools of your trade % of ownership: ☐ Yes. Do your lists include personally identifiable information (as defined in 11 U.S.C. § 101(41A))? 45. Add the dollar value of all of your entries from Part 5, including any entries for pages you have attached for Part 5. Write that number here

Part 6:

Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest In. If you own or have an interest in farmland, list it in Part 1.

40. Do you own or have any legal or equitable interest in any farm- or commercial histing-related property:	
☑ No. Go to Part 7.	
☐ Yes. Go to line 47.	
	Current value of the portion you own?
	Do not deduct secured claims or exemptions.
47. Farm animals	
Examples: Livestock, poultry, farm-raised fish	
☑ No	
☐ Yes	

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Debtor 1

Middle Name

48. Crops—either growing or harvested ✓ No ☐ Yes. Give specific information...... 49. Farm and fishing equipment, implements, machinery, fixtures, and tools of trade ✓ No ☐ Yes..... 50. Farm and fishing supplies, chemicals, and feed **☑** No ☐ Yes..... 51. Any farm- and commercial fishing-related property you did not already list **☑** No ☐ Yes. Give specific information...... \$ 52. Add the dollar value of all of your entries from Part 6, including any entries for pages you have attached for Part 6. Write that number here Part 7: Describe All Property You Own or Have an Interest in That You Did Not List Above 53. Do you have other property of any kind you did not already list? Examples: Season tickets, country club membership ✓ No ☐ Yes. Give specific information 54. Add the dollar value of all of your entries from Part 7. Write that number here ...... List the Totals of Each Part of this Form Part 8: 539,000.00 55. Part 1: Total real estate. line 2 8,000.00 56. Part 2: Total vehicles, line 5 7,275.00 57. Part 3: Total personal and household items, line 15 9,786.00 58. Part 4: Total financial assets, line 36 0.00 59. Part 5: Total business-related property, line 45 0.00 60. Part 6: Total farm- and fishing-related property, line 52 0.00 61. Part 7: Total other property not listed, line 54 25,061.00 Copy personal property total 25.061.00 62. Total personal property. Add lines 56 through 61. ..... 564,061.00 63. Total of all property on Schedule A/B. Add line 55 + line 62.

Desc
)esc

Fill in this information to identif	fv vour case:		9-			
Debtor 1 JAMIE LYNN C	SALLIAN Middle Name	Last Name				
Debtor 2	No. 10 Au					
(Spouse, if filing) First Name	Middle Name	Last Name				
United States Bankruptcy Court for the		iliornia				
Case number (If known) 8 21 bk 11710				Check if thi		
				An ame	nded filing ement showing postpe	tition chanter 12
					as of the following dat	
Official Form 106I				MM / DD	/ YYYY	
Schedule I: Yo	ur Income					12/15
Be as complete and accurate as supplying correct information. If If you are separated and your sp separate sheet to this form. On the Part 1: Describe Employ	you are married and not fi ouse is not filing with you, he top of any additional pa	ling jointly, and yo do not include inf	ur spòu ormatio	ise is living with yo in about your spou	u, include information a se. If more space is nee	about your spouse. ded, attach a
Fill in your employment						
information.		Debtor 1			Debtor 2 or non-filin	g spouse
If you have more than one job, attach a separate page with information about additional employers.	Employment status	<ul><li><b>☑</b> Employed</li><li><b>☑</b> Not employed</li></ul>	ed		☐ Employed ☐ Not employed	
Include part-time, seasonal, or self-employed work.						
Occupation may include studer or homemaker, if it applies.	Occupation t	. Motor Coach	<u>Dr iver</u>		<del></del>	
	Employer's name	ART Anaheim R	esort Tr	ansportation_		
	Employer's address	<u>1354 S. Ana</u>	heim E	<u> Blvd.</u>		
		Number Street			Number Street	
		_				
		Anaheim	CA	92805		
		City	State	ZIP Code	City	tate ZIP Code
	How long employed the	ere? < 1 yr				
Part 2: Give Details Abo	ut Monthly Income					
Estimate monthly income as spouse unless you are separate	of the date you file this for	<b>m.</b> If you have nothi	ng to re	port for any line, writ	e \$0 in the space. Include	e your non-filing
If you or your non-filing spouse below. If you need more space,	have more than one employ		rmation	for all employers for	that person on the lines	
				For Debtor 1	For Debtor 2 or non-filing spouse	
List monthly gross wages, s     deductions). If not paid monthly			2.	\$2,200.00	) \$	
3. Estimate and list monthly ov	vertime pay.		3. +	\$500.00	) + \$	
4. Calculate gross income. Add	I line 2 + line 3.		4.	\$2,700.00	\$	

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JAMIE LYNN GALLIAN Debtor 1

First Name Middle Name

Last Name

8:21-bk-11710-SC Case number (if know\_

			For	r Debtor 1		For Debtor 2 or non-filing spouse
Co	py line 4 here	<b>4</b> .	\$_	2,700.		\$
5. <b>Lis</b>	t all payroll deductions:					
58	a. Tax, Medicare, and Social Security deductions	5a.	\$	250	.00	\$
5k	Mandatory contributions for retirement plans	5b.	\$_			\$
50	Voluntary contributions for retirement plans	5c.	\$			\$
50	d. Required repayments of retirement fund loans	5d.	\$			\$
56	e. Insurance	5e.	\$			\$
5f	Domestic support obligations	5f.	\$			\$
59	g. Union dues	5g.	\$			\$
5ł	n. Other deductions. Specify:	5h.	+ \$_		+	F \$
6. <b>A</b>	dd the payroll deductions. Add lines 5a + 5b + 5c + 5d + 5e +5f + 5g + 5h.	6.	\$			\$
7. <b>C</b>	alculate total monthly take-home pay. Subtract line 6 from line 4.	7.	\$	2,450	.00	\$
8. <b>Li</b> s	st all other income regularly received:					
88	<ul> <li>Net income from rental property and from operating a business, profession, or farm</li> </ul>					
	Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total monthly net income.	8a.	\$	500.	00	\$
8	b. Interest and dividends	8b.	\$	0.	.00	\$
	c. Family support payments that you, a non-filing spouse, or a depende regularly receive		Ψ			¥
	Include alimony, spousal support, child support, maintenance, divorce settlement, and property settlement.	8c.	\$	0	.00	\$
80	d. Unemployment compensation	8d.	\$	0	.00	\$
	e. Social Security	8e.	\$		0.00	\$
81	f. Other government assistance that you regularly receive Include cash assistance and the value (if known) of any non-cash assistant that you receive, such as food stamps (benefits under the Supplemental Nutrition Assistance Program) or housing subsidies.		¢	(	0.00	4
	Specify:	8f.	Ψ			,
	g. Pension or retirement income	8g.	\$		0.00	Ψ
8	h. Other monthly income. Specify: Direct from housemate	8h.	+\$_	1,500	.00	+ \$
9. <b>A</b>	dd all other income. Add lines 8a + 8b + 8c + 8d + 8e + 8f +8g + 8h.	9.	\$_	2,000.00		\$
	Iculate monthly income. Add line 7 + line 9. d the entries in line 10 for Debtor 1 and Debtor 2 or non-filing spouse.	10.	\$	2,450.00	+	\$
11. <b>St</b>	ate all other regular contributions to the expenses that you list in Scheo	dule J			_	
	clude contributions from an unmarried partner, members of your household, yends or relatives.	your d	epend	ents, your roc	mma	ates, and other
Do	not include any amounts already included in lines 2-10 or amounts that are	not a	vailable	e to pay expe	nses	listed in Schedule
Sp	ecify:					•
	Id the amount in the last column of line 10 to the amount in line 11. The rite that amount on the Summary of Your Assets and Liabilities and Certain S					•
	o you expect an increase or decrease within the year after you file this	form?	•			
	No.					
_	Yes. Explain:					

	Main Document	Păge 16 of 18		
Fill in this information to identify	your case:			
Debtor 1  JAMIE LYNN GA First Name  Debtor 2 (Spouse, if filing)  United States Bankruptcy Court for the:  Case number (If known)  Official Form 106J  Schedule J: You  Be as complete and accurate as possible to the second seco	Middle Name  Last Name  Last Name  Central District of California  C  Last Name  Central District of California  C  Last Name  Central District of California  C	expense  MM / DD	nded filing ement showing postres as of the following / YYYYY sponsible for supplying	12/15
Part 1: Describe Your Hou	sehold			
1. Is this a joint case?  No. Go to line 2.  Yes. Does Debtor 2 live in a s  No Yes. Debtor 2 must fil	separate household? e Official Form 106J-2, <i>Expenses for</i> S	eparate Household of Debtor 2.		
Do you have dependents?  Do not list Debtor 1 and Debtor 2.	<ul><li>✓ No</li><li>✓ Yes. Fill out this information for each dependent</li></ul>	Dependent's relationship to Debtor 1 or Debtor 2	Dependent's age	Does dependent live with you?
Do not state the dependents' names.				<ul> <li>No</li> <li>Yes</li> <li>No</li> <li>Yes</li> <li>No</li> <li>Yes</li> <li>No</li> <li>Yes</li> <li>No</li> <li>Yes</li> <li>No</li> <li>Yes</li> </ul>
Do your expenses include expenses of people other than yourself and your dependents?	<ul><li>✓ No</li><li>☐ Yes</li></ul>			
Estimate your expenses as of your expenses as of a date after the bar applicable date.  Include expenses paid for with nor	ing Monthly Expenses  bankruptcy filing date unless you a kruptcy is filed. If this is a supplement  cash government assistance if you tit on Schedule I: Your Income (Offi	ental Schedule J, check the box know the value of		n and fill in the
	expenses for your residence. Include	·	4. \$	1,325.00
If not included in line 4:			42 <b>\$</b>	25.00

4b.

Property, homeowner's, or renter's insurance

Home maintenance, repair, and upkeep expenses

Homeowner's association or condominium dues

25.00

10.00

0.00

4b.

4c.

Debtor 1

#### JAMIE LYNN GALLIAN

Middle Name Last Name Case number (if known)\_

8:21-bk-11710-SC

		Your exp	penses
5. Additional mortgage payments for your residence, such as home equity loans	5.	\$	0.00
6. Utilities:			
6a. Electricity, heat, natural gas	6a.	\$	60.00
6b. Water, sewer, garbage collection	6b.	\$	20.00
6c. Telephone, cell phone, Internet, satellite, and cable services	6c.	\$	125.00
6d. Other Specify:	6d.	\$	0.00
7. Food and housekeeping supplies	7.	\$	300.00
8. Childcare and children's education costs	8.	\$	0.00
9. Clothing, laundry, and dry cleaning	9.	\$	0.00
Personal care products and services	10.	\$	25.00
1. Medical and dental expenses	11.	\$	0.00
12. <b>Transportation.</b> Include gas, maintenance, bus or train fare.		\$	200.00
Do not include car payments.	12.	Ψ	
3. Entertainment, clubs, recreation, newspapers, magazines, and books	13.	\$	10.00
4. Charitable contributions and religious donations	14.	\$	0.00
<ol> <li>Insurance.</li> <li>Do not include insurance deducted from your pay or included in lines 4 or 20.</li> </ol>			
15a. Life insurance	15a.	\$	0.00
15b. Health insurance	15b.	\$	0.00
15c. Vehicle insurance	15c.	\$	75.00
15d. Other insurance. Specify: Car Registration	15d.	\$	10.00
6. <b>Taxes.</b> Do not include taxes deducted from your pay or included in lines 4 or 20. Specify:	16.	\$	0.00
7. Installment or lease payments:			
17a. Car payments for Vehicle 1	17a.	\$	0.00
17b. Car payments for Vehicle 2	17b.	\$	0.00
17c. Other. Specify:	17c.	\$	0.00
17d. Other. Specify:	17d.	\$	0.00
<ol> <li>Your payments of alimony, maintenance, and support that you did not report as deducted from your pay on line 5, Schedule I, Your Income (Official Form 106I).</li> </ol>	<b>1</b>	\$	0.00
19. Other payments you make to support others who do not live with you.			
Specify:	19.	\$	0.00
0. Other real property expenses not included in lines 4 or 5 of this form or on Schedule I: Your Inc	come.		
20a. Mortgages on other property	20a.	\$	0.00
20b. Real estate taxes	20b.	\$	0.00
20c. Property, homeowner's, or renter's insurance	20c.	\$	0.00
20d. Maintenance, repair, and upkeep expenses	20d.	\$	0.00
20e. Homeowner's association or condominium dues	20e.	\$	0.00

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Case 8:21-bk-11710-SC Nan the current 10/24/24645 Intered 10/21/24 10:18:49 Main Document Page 18 of 18

JAMIE LYNN GALLIAN

Debtor 1

Middle Name Last Name Other. Specify: \_ 21. 21. +\$ Calculate your monthly expenses. 2,210.00 22a. Add lines 4 through 21. 22a. 22b. Copy line 22 (monthly expenses for Debtor 2), if any, from Official Form 106J-2 0.00 22h 22c. Add line 22a and 22b. The result is your monthly expenses. 2,210.00 22c. 23. Calculate your monthly net income. 4,450.00 23a. Copy line 12 (your combined monthly income) from Schedule I. 23a. 23b. Copy your monthly expenses from line 22c above. 2,210.00 23c. Subtract your monthly expenses from your monthly income. 2,240.00 The result is your monthly net income. 23c 24. Do you expect an increase or decrease in your expenses within the year after you file this form? For example, do you expect to finish paying for your car loan within the year or do you expect your mortgage payment to increase or decrease because of a modification to the terms of your mortgage? ✓ No. ☐ Yes. Explain here:

8:21-bk-11710-SC

Case number (if know)

Case 8:21-bk-11710-SC Doc 536 Filed 01/25/25 Entered 01/27/25 10:52:41 Desc Case 8:21-bk-11710-SC Nan 519cur Filed 12/03/2464 Independent 12/03/24 14:55:50 Desc Main Document Page 1 of 6

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JAMIE LYNN GALLIAN 16222 MONTEREY LANE UNIT 376 HUNTINGTON BEACH, CA 92649 714-321-3449 JAMIEGALLIAN@GMAIL.COM	FOR COURT USE ONLY
☑ Individual appearing without attorney ☐ Attorney for Debtor	
UNITED STATES BA CENTRAL DISTRICT OF CAI	ANKRUPTCY COURT LIFORNIA - SANTA ANA DIVISION
In re:	CASE NO.: 8:21-BK-11710-SC
JAMIE LYNN GALLIAN	CHAPTER: 7
Debtor(s)	SUMMARY OF AMENDED SCHEDULES, MASTER MAILING LIST, AND/OR STATEMENTS [LBR 1007-1(c)]
attachment if creditors are being added to the Schedule D of Are one or more creditors being added? Yes No	t (do not repeat any creditors on the original) is required as an E/F.
The following schedules, master mailing list or statements (check	
☐ Schedule A/B ☐ Schedule C ☐ Schedule D	
☐ Schedule H ☐ Schedule I ☐ Schedule J	Schedule J-2 Statement of Financial Affairs
☐ Statement About Your Social Security Numbers ☐ Sta	
Other (specify)	
Statements are true and correct.  Date: 11/27/2024 De	d States that the amended schedules, master mailing list, and or  Spanis Lynn Gallian  Sport 1 Signature  Sport 2 (Joint Debtor) Signature (if applicable)
NOTE: It is the responsibility of the Debtor, or the Debtor's listed in this Summary of Amended Schedules, Mas the attached Proof of Service of Document.	attorney, to serve copies of all amendments on all creditors ster Mailing List, and/or Statements, and to complete and file

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 16222 MONTEREY LN UNIT 375 HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled (specify): SUMMARY OF AMENDED SCHEDULES, MASTER MAILING LIST, AND/OR STATEMENTS [LBR 1007-1(c)] will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below: 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) \_\_\_\_, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Service information continued on attached page , I served the following persons and/or entities at 2. SERVED BY UNITED STATES MAIL: On (date) \_ the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. ☐ Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct. Joseph Clark 11/27/24 Joseph Clark Printed Name Date This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California

#### **ADDITIONAL SERVICE INFORMATION**

## 1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Bradford Barnhardt on behalf of Interested Party Courtesy NEF bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com,kfrederick@ecf.courtdrive.com

Bradford Barnhardt on behalf of Plaintiff Houser Bros. Co. bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com,kfrederick@ecf.courtdrive.com

Aaron E. DE Leest on behalf of Trustee Jeffrey I Golden (TR) adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com

Robert P Goe on behalf of Creditor The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com

Robert P Goe on behalf of Plaintiff The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmall.com

Jeffrey I Golden (TR) lwerner@go2.law, jig@trustesolutions.net;kadele@go2.law

D Edward Hays on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ehays@marshackhays.com, ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays on behalf of Interested Party Courtesy NEF ehays@marshackhays.com, ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays on behalf of Plaintiff Houser Bros. Co. ehays@marshackhays.com, ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

Brandon J Iskander on behalf of Creditor The Huntington Beach Gables Homeowners Association biskander@goeforlaw.com, kmurphy@goeforlaw.com

Brandon J Iskander on behalf of Plaintiff The Huntington Beach Gables Homeowners Association biskander@goeforlaw.com, kmurphy@goeforlaw.com

Eric P Israel on behalf of Trustee Jeffrey I Golden (TR) eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Laila Masud on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates Imasud@marshackhays.com, Imasud@ecf.courtdrive.com;kfrederlck@ecf.courtdrive.com

Laila Masud on behalf of Interested Party Courtesy NEF Imasud@marshackhays.com, Imasud@ecf.courtdrive.com;kfrederlck@ecf.courtdrive.com

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Laila Masud on behalf of Plaintiff Houser Bros. Co. lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Mark A Mellor on behalf of Defendant Randall L Nickel mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Mark A Mellor on behalf of Interested Party Courtesy NEF mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Valerie Smith on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

United States Trustee (SA) ustpreglon16.sa.ecf@usdoj.gov

#### 2. SERVED BY U.S. MAIL

The Honorable Scott C. Clarkson U.S. Bankruptcy Court 411 W. Fourth Street, Suite 5130 Santa Ana, CA 92701

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

ebtor 1	JAMIE LYNN GALLIAN			
Jepioi 1	First Name	Middle Name	Last Name	
ebtor 2				
e, If filing)	First Name	Middle Name	Last Name	
d States I	Bankruptcy Court fo	r the: Central District of Ca	ilifornia	
	8:21-BK-117	710-SC		
number				

Check if this is an amended filing

### Official Form 106C

## Schedule C: The Property You Claim as Exempt

04/22

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B*: *Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2*: *Additional Page* as necessary. On the top of any additional pages, write your name and case number (If known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health alds, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

2.	For any propert	y you list on <i>Schedule A/B</i> th	nat you claim as exem	pt, fill in the information below.	
	Brief description of the property and line on Schedule A/B that lists this property		Current value of the Amount of the exemption you claim portion you own		Specific laws that allow exemption
	Schedale MP (	Hat hoto the property	Copy the value from Schedule A/B	Check only one box for each exemption.	
	Brief description: Line from Schedule A/B:	16222 Monterey Ln. L UNIT 376 1.1	\$ 385,000.00	\$\( \frac{600,000.00}{100\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{100\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{100\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{100\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{100\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{100\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{100\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{1000\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{1000\% \text{ of fair market value, up to any applicable statutory limit }   \$\( \frac{600,000.00}{10000000000000000000000000000000	CCP § 704.930(a) CCP § 704.720(a) CCP § 704.930
	Brief description: Line from	16222 Monterey Ln. UNIT 376 1.2	\$ <u>185,000.00</u>		11U.S.C. 522(P)(2)(B) Rollover Sale Proceeds 11/1/20 to purchase current homestead 20 manufactured home LBM 1081
	Schedule A/B: Brief description: Line from Schedule A/B:	16222 Monterey Ln. SPACE 376 "PAD"	\$ 200,000.00	□ \$ XX 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 704.930 11 U.S.C.§ 704.930(a) 11 U.S.C.§ 704.720(a)
3.	(Subject to adju ☐ No ※ Yes, Did yo ☐ No ※ Yes	u acquire the property covered	Byears after that for cas  I by the exemption within  3/22/2027 (Outside 121:	es filed on or after the date of adjustment in 1,215 days before you filed this case? 5 days) 4476 Alderport Huntington Beach, er sale proceeds to purchase current .prim C 7V710394GB/GA 16222 Monterey Ln, U	sold primary ary residence

JAMIE LYNN GALLIAN Frys Kunne Mode Name Lard Name				Case number of Income <mark> 8:2</mark>		
28 Additio	nal Page					
Brief description of the property and tine on <i>Schedule A/B</i> that lists this property		Current value of the portion you own Copy the value from Schedule A/B		Amount of the exemption you claim  Check only one box for each exemption		Specific laws that allow exemption
lne from Schedule A/B:	6.1				of fair markef value, up to opticable statutory limit	
Brief Jescription:	CRYSTAL GLASSES	\$	1,000.00	=	1,000.00 of fair market value, up to	CCP §704.040
Line from Schedule A/B:	6.2				pplicable statutory limit	
Brief description:	ELECTRONICS, COM	\$	500.00	<b>Ø</b> \$	500.00	CCP §704.020
Line from Schedule A/B:	7.1				of fair market value, up to pplicable statutory limit	
Brief	FIGURINE COLLECT	<b>s</b>	1,900.00	<b>E</b> s	1,900.00	CCP §704.225
description: Line from Schedule A/B:	8.1	-			of fair market value, up to pplicable statutory limit	
Brief description:	MISC CLOTHING	<b>\$</b>	1,000.00	<b>⊡</b> \$	1,000.00	CCP§ 704.220
Line from Schedule A/B:	<u>11.1</u>				of fair market value, up to applicable statutory limit	
Brief	EVERYDAY JEWELRY	, S	1,000.00	<b>⊌</b> ′s	1,000.00	CCP§ 704.220
description: Line from Schedule A/B:	12.1				6 of fair markel value, up lo applicable statutory limit	
Brief	DOGS	\$	50.00	<b>U</b> s_	50.00	CCP §704.040
description: Line from Schedule A/B:	13.1				6 of fair market value, up to applicable statutory finat	
Brief description:	ALLIANT	\$	3,793.00		3,793.00	CCP § 704.020
Line from Schedule A/B:	<u>17.1</u>				6 of fair market value, up to applicable statutory fimit	
Brief	ALLIANT	•	1,407.00	<b>∀</b> s	1,407.00	CCP § 704.225
description: Line from	17.2	<b></b>		D 100	K of fair market value, up to applicable statutory limit	
Schedule A/B: Brief	ALLIANT		2,600.00	€Ís	2,600.00	CCP §704.220
description: Line from	17.3	₽	-		K of fair market value, up to applicable statutory limit	
Schedule A/B: Brief	ALLIANT	5	2,600.00		2,600.00	CCP §704.720
description: Line from	173	₹	.,,,,,	Q 100	% of fair market value, up to applicable statutory limit	
Schedule A/B: Brief	FIDELITY		7,400,00		7,400.00	CCP §704.115(A)& (2)(B)
description: Line from	21 1	<b>3</b>	.,		% of fair market value, up to applicable statutory limit	
Schedule A/B:	: <del></del>					

Official Form 106C

#### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 16222 Monterey Ln. Unit 375 Huntington Beach, CA 92649 OPPOSITION to Houser and Joinders Debtors A true and correct copy of the foregoing document entitled (specify): Amended Schedules will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below: 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 1/23/2025I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Service information continued on attached page 2. SERVED BY UNITED STATES MAIL: On (date) , I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) \_ the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct. Joseph Clark 1/23/2025 Date Printed Name

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

#### ADDITIONAL SERVICE INFORMATION (if needed):

## 1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

- Bradford Barnhardt bbarnhardt@marshackhays.com,
   bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com
- Robert P Goe kmurphy@goeforlaw.com,
   rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com
- Jeffrey I Golden (TR) lwerner@go2.law, jig@trustesolutions.net;kadele@go2.law;C205@ecfcbis.com
- D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com
- Brandon J. Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- Eric P Israel eisrael@danninggill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com
- Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov